

SAN ANTONIO PLANNING COMMISSION AGENDA



June 27, 2007



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Amelia Hartman

Dr. Francine S. Romero

Ivy R. Taylor

Robert Hanley, *Chair Pro-Tem*

Jose R. Limon

John Friesenhahn

Dr. Sherry Chao

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:00 P.M., Tobin Room

- Worksession: MPO presentation (Sid Martinez)
- Worksession: Human Service Campus Zoning use amendment to the UDC, (John Jacks, DSD)
- Agenda items may be discussed (Development Services)
- Planning Commission retreat follow up
- Master Plan Committee update

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 060609	The Elms PUD (Northwest of the Wurzbach Parkway and Lockhill Selma intersection)	8	549 D-2
B. 070087	San Antonio College (Southeast of the intersecon of San Pedro Avenue and W. Ashby)	1	616 D-2

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

- C. 06-019** **Rialto Village** **8** **447 D-8**
(Near the intersection of Boerne Stage Road and IH 10 West)
- D. 07-004** **Terra Mont** **OCL 479 C-8**
(Near the intersection of Kyle Seale Parkway and Babcock Road)

REPLATS:

- E. 060463** **Laddie Place** **1** **581 F-4**
(At the southwest corner of Spencer Lane and Vance Jackson Road Intersection)
- F. 060478** **Alamo Fitness Center II** **9** **516 A-4**
(Northwest of the intersection of Bitters and Huebner)
- G. 070190** **Park North B** **1** **550 D-7**
(On the southwest corner of Loop 410 and San Pedro Avenue)
- H. 070367** **Capital One** **10** **551 C-7**
(At the southwest corner of Broadway and Gulfmart Dr.)

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-13 HELD ABOVE:

- 6. 060609** **The Elms PUD** **8** **549 D-2**
(Northwest of the Wurzbach Parkway and Lockhill Selma intersection)
- 7. 070087** **San Antonio College** **1** **616 D-2**
(Southeast of the intersection of San Pedro Avenue and W. Ashby)
- 8. 06-019** **Rialto Village** **8** **447 D-8**
(Near the intersection of Boerne Stage Road and IH 10 West)

- | | | | | |
|-----|--------|--|-----|---------|
| 9. | 07-004 | Terra Mont
(Near the intersection of Kyle Seale Parkway and Babcock Road) | OCL | 479 C-8 |
| 10. | 060463 | Laddie Place
(At the southwest corner of Spencer Lane and Vance Jackson Road Intersection) | 1 | 581 F-4 |
| 11. | 060478 | Alamo Fitness Center II
(Northwest of the intersection of Bitters and Huebner) | 9 | 516 A-4 |
| 12. | 070190 | Park North B
(On the southwest corner of Loop 410 and San Pedro Avenue) | 1 | 550 D-7 |
| 13. | 070367 | Capital One
(At the southwest corner of Broadway and Gulfmart Dr.) | 10 | 551 C-7 |

PLATS:

- | | | | | |
|-----|--------|--|-----|---------|
| 14. | 050505 | Notting Hill Unit-1
(At the northeast corner of Weichold Road and F.M. 1516 itnersection) | OCL | 586 D-6 |
| 15. | 060338 | Horizon Pointe Unit-3
(Northeast of the intersection of IH 10 and N. Foster Road) | OCL | 619 B-1 |
| 16. | 060519 | Alamo Ranch Unit 39A PUD
(Southwest of the intersection of Culebra Road and Loop 1604) | OCL | 577 D-5 |
| 17. | 060575 | Alamo Ranch Unit-36
(At the northwest corner of La Villita Way and Alamo Parkway intersection) | OCL | 577 D-5 |
| 18. | 060610 | Culebra Pointe
(On the north side of F.M. 471-Culebra Road, east of Loop 1604) | 6 | 578 C-3 |
| 19. | 070199 | Wildhorse Vista Unit-2
(Northeast of the intersection of Galm and Shaenfield) | OCL | 546 B-7 |
| 20. | 070281 | Ashley Heights PUD
(Northside of Ashley, west of Troy) | 3 | 682 F-2 |
| 21. | 070366 | Crosswell Commercial Prue
(At the northwest corner of Fredericksburg Road and Prue Road) | 8 | 548 F-4 |

DEFERRALS:

22. 070532 San Joaquin 6 615 B-6
(West of S. San Joaquin Street, north of Wallace)
-

INDIVIDUAL CONSIDERATION

PLATS:

23. 070061 Terra Mont PUD OCL 479 C-8
(On the southwest side of Babcock, southeast of Vista Verde)

COMPREHENSIVE MASTER PLANS:

24. **Case Number 07018** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4.47-acres located at 18394 S. State Highway 16 from Agriculture land use to Agriculture and Light Industry land use. (Planning and Community Development Department by Christine Zuniga, Planner II; Nina Nixon-Mendez, Planning Manager)

LAND TRANSACTIONS:

25. **S.P. No. 1303** - Public hearing and consideration of a request to close, vacate and abandon an improved portion of Old Fredricksburg Road Public Right of Way adjacent to City Blocks 14746 and 14855. (Asset Management, Shawn Eddy)
26. Public hearing and consideraton of a request for approval to aquire approximately 13.72 acres of land with improvements located in District 8 from the Estate of Gilbert Denman, and to enter into an option contract to acquire the remaining 6.55 acres. (Parks and Recreation Department, Rocky Duque Estrada)

OTHER ITEMS:

27. Approval of the minutes for the June 13, 2007 Planning Commission meeting
28. Director's report
29. Questions and discussion
30. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
31. **ADJOURNMENT**

APPENDIX A: DEFINITIONS AND RULES OF INTERPRETATION

Sec. 35-A101. Generally.

Human Service Campus. A use in which multiple structures and related grounds or portions thereof are used to provide a multitude of services including, but not limited to the following: emergency food, medical or shelter services; animal care facilities; schools, including educational, business and vocational; community health care clinics, including those that provide mental health care; alcohol or drug abuse services; information and referral services for dependent care, housing, emergency services, transportation assistance, employment or education; multi-family housing; consumer and credit counseling; or day care services for children and adults.

35-311 Use Regulations

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
		Health and Human Services	Human Services Campus						S	S			

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A: 6 June 27, 2007

THE ELMS PUD
SUBDIVISION NAME

MAJOR PLAT

060609
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 549 D-2 & E-2

OWNER: Mt.-Lockhill, LTD, by Michael Lancaster

ENGINEER: Macina Bose Copeland & Assoc., by Robert Liesman

CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 27, 2007

Location: Northwest of the Wurzbach Parkway and Lockhill Selma intersection.

Services Available: SAWS Water and Sewer

Zoning: R-4 Single Family Residential
PUD Planned Unit Development

Plat is in accordance with:

MDP/POADP #574, Inverness was accepted on September 26, 1997.

PUD # 07-007, The Elms was approved on February 28, 2007.

Major Thoroughfare: Lockhill-Selma is designated as a secondary arterial, requiring a minimum R.O.W. of 86 feet.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat 10.3041 acres consisting of 17 single family lots with 780 linear feet of private street.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on June 27, 2007. Twenty seven notices were mailed to the property owners within 200 feet of this plat. Any written response will be stated to the Planning Commission on the date of the public hearing.

STAFF RECOMMENDATION:

Approval.

REPLAT ESTABLISHING THE ELMS

PLANNED UNIT DEVELOPMENT BEING 10.3041 ACRES OF LAND CONSISTING OF LOT 1, BLOCK 4, N.C.B. 18811, SAN ANTONIO, TEXAS, AS SHOWN ON VOLUME 5550 PAGE 168, BEAR AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

DEVELOPER / OWNER: J. W. VAHREN, JR., 1500 W. WILSON, SUITE 1, SAN ANTONIO, TEXAS 78209

Table with 3 columns: CURVE DATA, DELTA, TANGENT LENGTH. Rows 1-6 with numerical data.

Table with 3 columns: BEARING & DISTANCE TABLE, BEARING, DISTANCE. Rows 1-14 with numerical data.

- LEGEND: ELECTRIC, DRAINAGE, SANITARY SEWER, etc. with corresponding symbols and line styles.

SCALE: 1" = 100'. BEARINGS BASED ON 1983 NAD 83 DATUM. UNIT-6 PLAT 1-D, No. 000070

LOT 599 N.C.B. 18811... LOT 502 BLOCK 5 N.C.B. 18811... LOT 501 BLOCK 5 N.C.B. 18811...

LOT 500 BLOCK 5 N.C.B. 18811... LOT 499 BLOCK 5 N.C.B. 18811...

LOT 498 BLOCK 5 N.C.B. 18811... LOT 497 BLOCK 5 N.C.B. 18811...

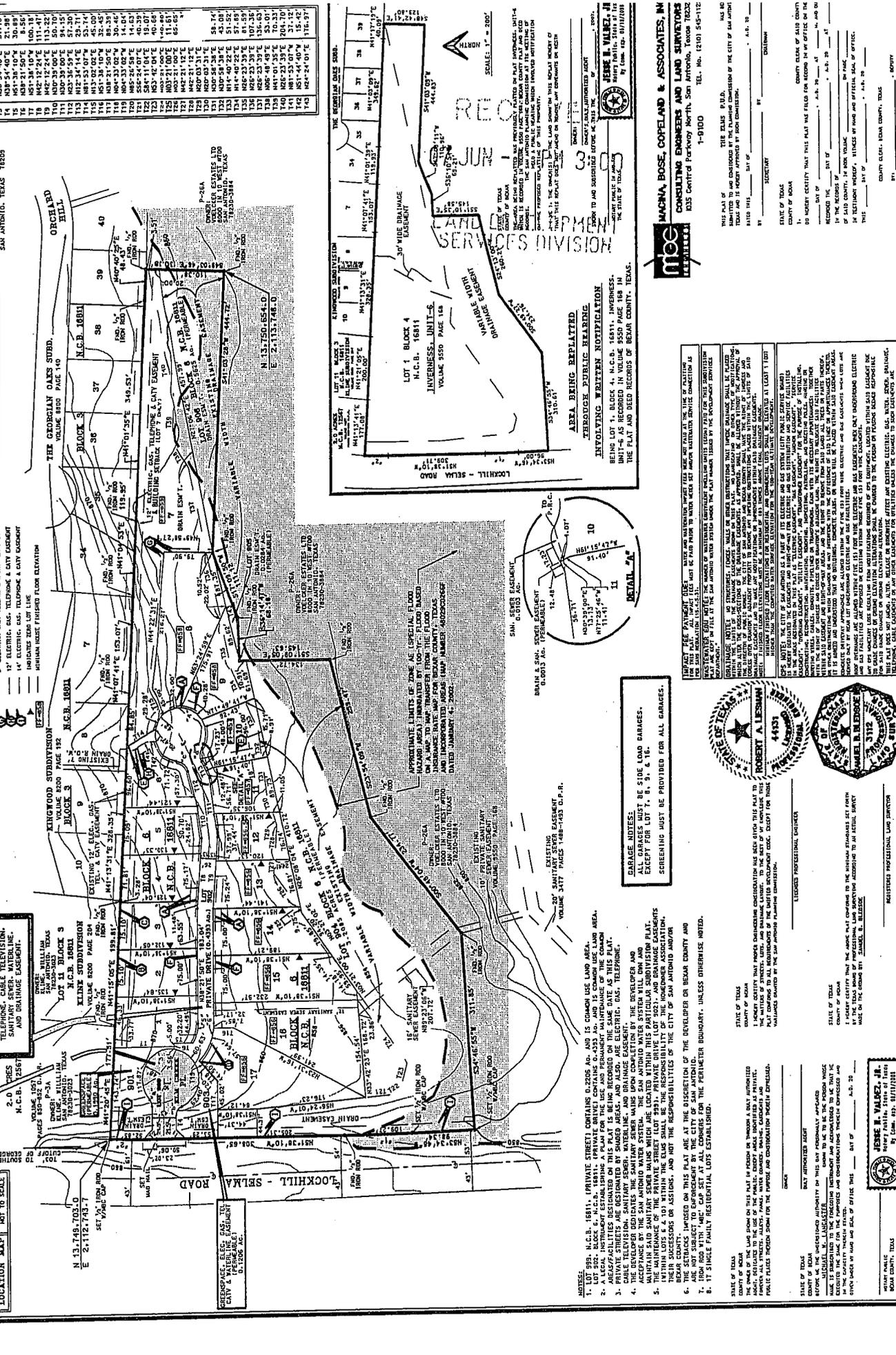
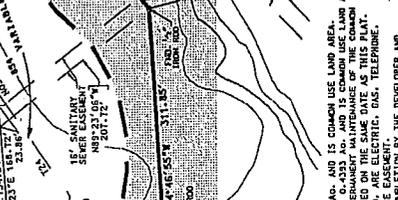
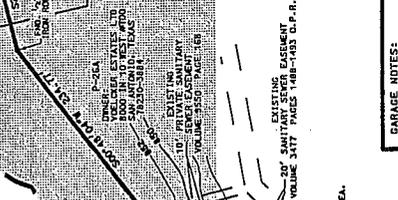
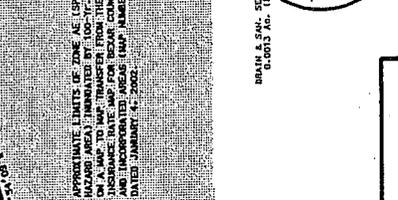
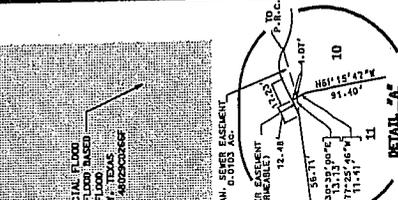
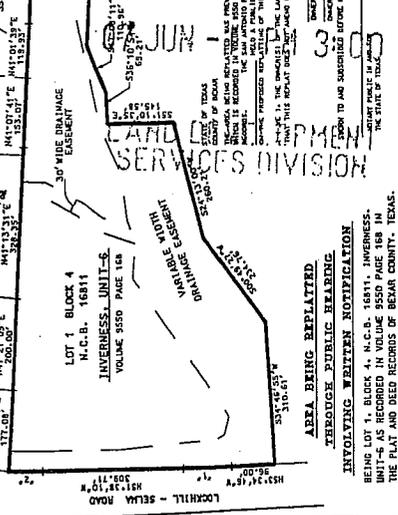
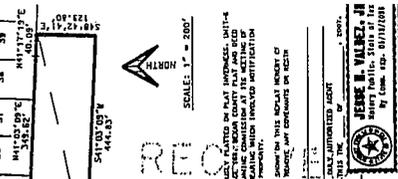


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NOTES: 1. LOT 599, N.C.B. 18811, (PRIVATE DRIVE) CONTAINS 0.2205 AC. AND IS COMMON USE LAND AREA. 2. LOT 502, BLOCK 5, N.C.B. 18811, (PRIVATE DRIVE) CONTAINS 0.4353 AC. AND IS COMMON USE LAND AREA.

APPROXIMATE LIMITS OF ZONE AS SPECIAL FLOOD HAZARD AREA, FURNISHED BY U.S. FLOOD INSURANCE PROGRAM, SAN ANTONIO, TEXAS, DATED JANUARY 4, 2002.

AREA BEING REPLATED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION BEING LOT 1, BLOCK 4, N.C.B. 18811, IMPROVEMENTS, UNIT-6 AS RECORDED IN VOLUME 5550 PAGE 168 IN THE PLAT AND BEAR RECORDS OF BEAR COUNTY, TEXAS.

REPLAT FEE PAYMENT DUES: WATER AND SEWERAGE IMPROVEMENT FEE PAID AT THE TIME OF THE ORIGINAL PLAT. THIS REPLAT IS SUBJECT TO THE SAME WATER AND SEWERAGE IMPROVEMENT FEE PAYMENT SCHEDULE AS THE ORIGINAL PLAT.

SCREENING MUST BE PROVIDED FOR ALL GARAGES. ALL GARAGES MUST BE SIDE LOAD GARAGES. EXCEPT FOR LOT 7, 8, 9, & 16.

STATE OF TEXAS COUNTY OF BEAR: I, JAMES B. VAHREN, JR., declare that I am the owner of the above described property and that the replat is for the purpose and consideration therein expressed.

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**PLANNING COMMISSION
PUBLIC HEARING & CONSIDERATION OF A REPLAT &
SUBDIVISION PLAT WITH WRITTEN NOTIFICATION**

AGENDA ITEM NO: 5B47 June 27, 2007

<u>SAN ANTONIO COLLEGE REPLAT</u>	MAJOR PLAT	<u>070087</u>
SUBDIVISION NAME		PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 616 D-2

OWNER: Alamo Community College District by John W. Strybos

ENGINEER: Bain Medina Bain, Inc., by Carl Bain, P.E.

CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 27, 2007

Location: Southeast of the intersection of San Pedro Avenue and W. Ashby

Services Available: SAWS Water and Sewer

Zoning: R-6-S Residential Single Family District with Approval for
College Campus
O-2 Office District

Proposed Use: College

Major Thoroughfare: San Pedro is a primary arterial, Type B, minimum
R.O.W. 70 feet.

APPLICANT'S PROPOSAL:

To plat 51.362 acres consisting of 4 non-single family lots.

STAFF RECOMMENDATION:

Approval

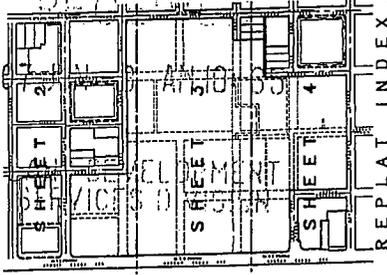
PLAT NUMBER: 070087

AREA BEING REPLATED WITH WRITTEN NOTIFICATION

LOT 10, BLOCK 5, NEAR 1900... LOT 11, BLOCK 5, NEAR 1900... LOT 12, BLOCK 5, NEAR 1900...

SUBJECT AREA

ARBITRARY LOTS 2-5, BLOCKS 2, 3, AND 4, NEAR 1900... LOT 10, BLOCK 5, NEAR 1900... LOT 11, BLOCK 5, NEAR 1900...



STATE OF TEXAS COUNTY OF BEAR HERBERT GERRY LICENSED PROFESSIONAL ENGINEER

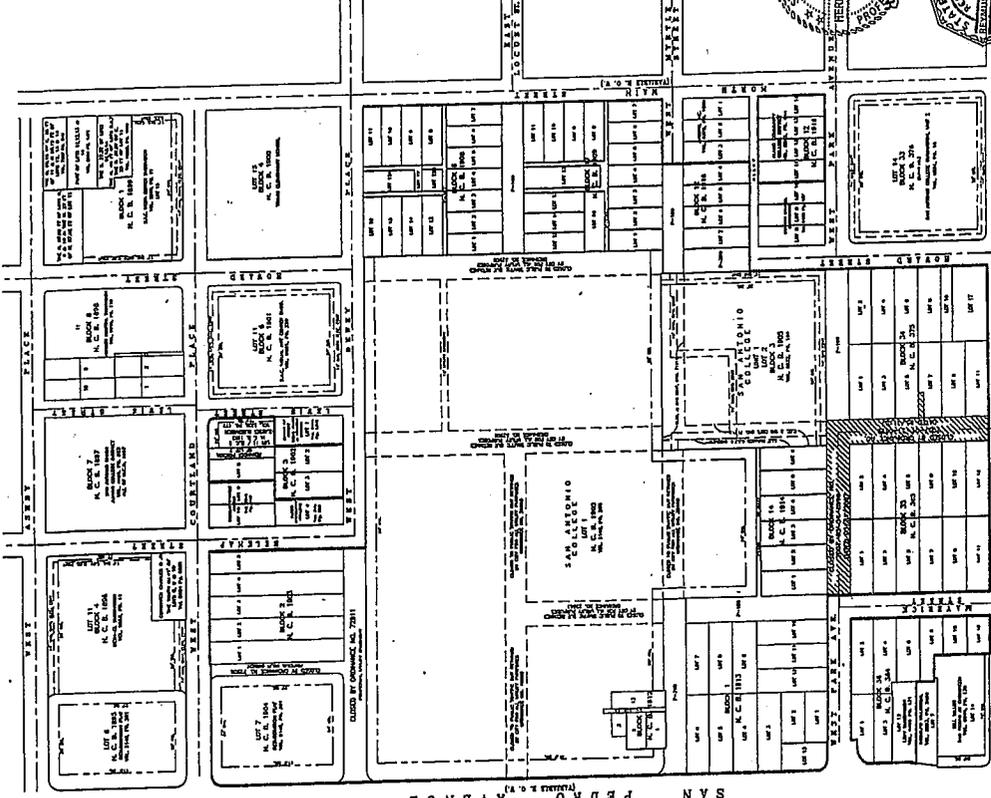
THIS REPLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BEAR COUNTY BOARD OF PROFESSIONAL LAND SURVEYING...

Handwritten signature and name of Herbert Gerry, Licensed Professional Engineer.

STATE OF TEXAS COUNTY OF BEAR BEAR COUNTY, TEXAS

PLAT WAS FILED FOR RECORD IN MY OFFICE ON... DAY OF... A.D. 20...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS... DAY OF... A.D. 20...



SAN ANTONIO COLLEGE REPLAT SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS REPLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BEAR COUNTY BOARD OF PROFESSIONAL LAND SURVEYING...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS... DAY OF... A.D. 20...

STATE OF TEXAS COUNTY OF BEAR BEAR COUNTY, TEXAS

PLAT WAS FILED FOR RECORD IN MY OFFICE ON... DAY OF... A.D. 20...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS... DAY OF... A.D. 20...



OWNER/DEVELOPER: THE CITY OF SAN ANTONIO, TEXAS... JOB No. 15-1093, DATE: FEBRUARY, 2006

OWNER: HERBERT GERRY, LICENSED PROFESSIONAL ENGINEER... THIS REPLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BEAR COUNTY BOARD OF PROFESSIONAL LAND SURVEYING...

DAILY AUTHORIZED AGENT... DATE: 11-07-2010

STATE OF TEXAS COUNTY OF BEAR HERBERT GERRY LICENSED PROFESSIONAL ENGINEER

PLAT WAS FILED FOR RECORD IN MY OFFICE ON... DAY OF... A.D. 20...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS... DAY OF... A.D. 20...

STATE OF TEXAS COUNTY OF BEAR BEAR COUNTY, TEXAS

PLAT WAS FILED FOR RECORD IN MY OFFICE ON... DAY OF... A.D. 20...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS... DAY OF... A.D. 20...

STATE OF TEXAS COUNTY OF BEAR BEAR COUNTY, TEXAS

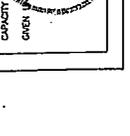
PLAT WAS FILED FOR RECORD IN MY OFFICE ON... DAY OF... A.D. 20...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS... DAY OF... A.D. 20...

STATE OF TEXAS COUNTY OF BEAR BEAR COUNTY, TEXAS

PLAT WAS FILED FOR RECORD IN MY OFFICE ON... DAY OF... A.D. 20...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS... DAY OF... A.D. 20...

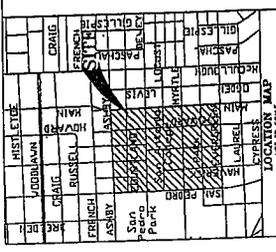
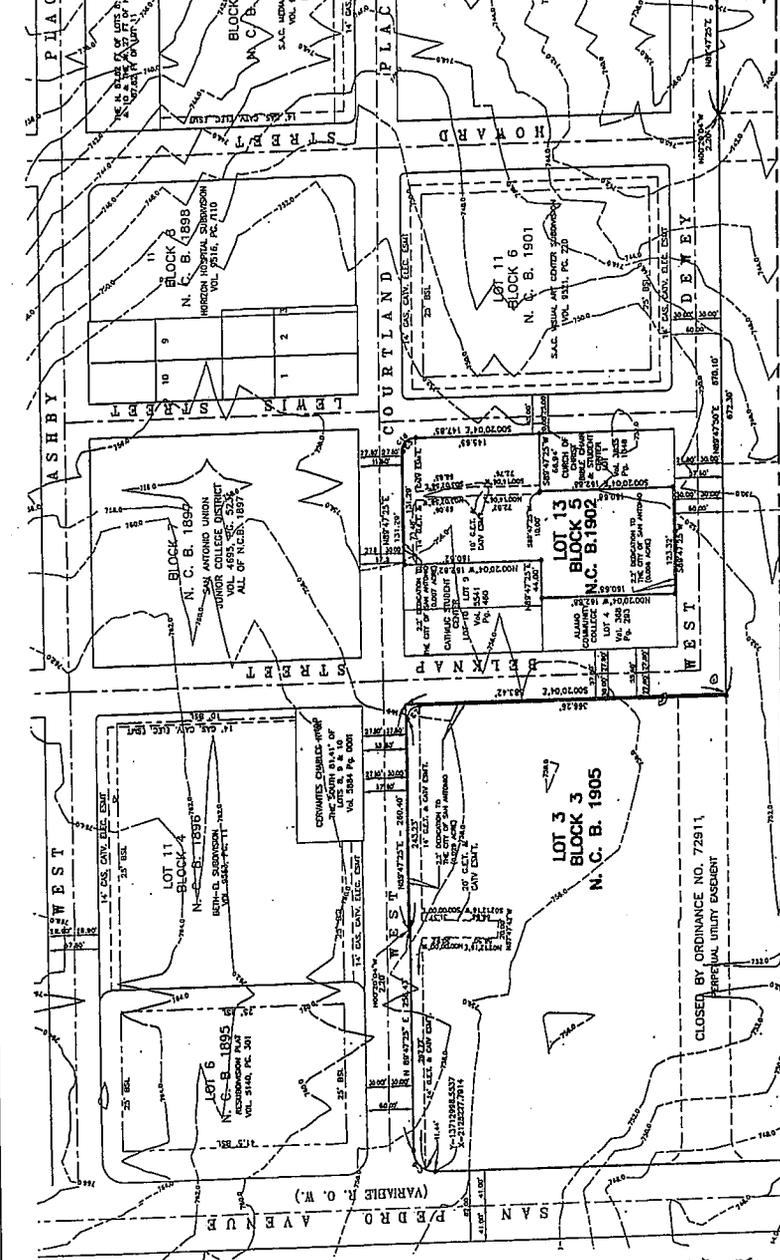


BY: CURRIAN SECRETARY

DATE: 11-07-2010

BAIN MEDINA BAIN, INC. ENGINEERS & SURVEYORS 2073 San Pedro Avenue San Antonio, Texas 78216 210/494-7620

PLAT NUMBER : 070087



BEARING SOURCE:
 DATE OF SURVEY:
 AND IS ACCURATE

LEGEND:
 S.A.C. MOUNTAIN COUNCIL
 S.A.C. CITY CENTER
 S.A.C. CITY CENTER

JOB No. 1, C-1923, DATE: OCTOBER, 2008

OWNER/DEVELOPER:
 SAN ANTONIO COLLEGE DISTRICT
 SAN ANTONIO, TEXAS 78207

FILE NO. FOR THIS SUBMISSION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

ALL ACCESS OPENINGS SHALL BE PROVIDED WITH CLEAR WASHON AREA IN ACCORDANCE WITH UDC SECTIONS 33-340(10).

MATCH LINE SEE SHEET 3

REPLAT AND SUBDIVISION PLAT ESTABLISHING SAN ANTONIO COLLEGE REPLAT

A 51,362 ACRE TRACT AS LOT 13, BLOCK 5, N.C.B. 1902 (0.993 ACRES); LOT 3, BLOCK 3, N.C.B. 1905 (48,087 ACRES); LOT 15, BLOCK 36, N.C.B. 364 (1,576 ACRES); AND LOT 15, BLOCK 12, N.C.B. 1916 (0.696 ACRES), SAN ANTONIO, BEAR COUNTY, TEXAS.

DATE	REVISION	BY	REASON
06-28-2007	1	HERRAN JARAMILLO	PRELIMINARY PLAT
06-28-2007	2	HERRAN JARAMILLO	FINAL PLAT
06-28-2007	3	HERRAN JARAMILLO	REVISIONS
06-28-2007	4	HERRAN JARAMILLO	REVISIONS
06-28-2007	5	HERRAN JARAMILLO	REVISIONS
06-28-2007	6	HERRAN JARAMILLO	REVISIONS
06-28-2007	7	HERRAN JARAMILLO	REVISIONS
06-28-2007	8	HERRAN JARAMILLO	REVISIONS
06-28-2007	9	HERRAN JARAMILLO	REVISIONS
06-28-2007	10	HERRAN JARAMILLO	REVISIONS
06-28-2007	11	HERRAN JARAMILLO	REVISIONS
06-28-2007	12	HERRAN JARAMILLO	REVISIONS
06-28-2007	13	HERRAN JARAMILLO	REVISIONS
06-28-2007	14	HERRAN JARAMILLO	REVISIONS
06-28-2007	15	HERRAN JARAMILLO	REVISIONS
06-28-2007	16	HERRAN JARAMILLO	REVISIONS
06-28-2007	17	HERRAN JARAMILLO	REVISIONS
06-28-2007	18	HERRAN JARAMILLO	REVISIONS
06-28-2007	19	HERRAN JARAMILLO	REVISIONS
06-28-2007	20	HERRAN JARAMILLO	REVISIONS
06-28-2007	21	HERRAN JARAMILLO	REVISIONS
06-28-2007	22	HERRAN JARAMILLO	REVISIONS
06-28-2007	23	HERRAN JARAMILLO	REVISIONS
06-28-2007	24	HERRAN JARAMILLO	REVISIONS
06-28-2007	25	HERRAN JARAMILLO	REVISIONS
06-28-2007	26	HERRAN JARAMILLO	REVISIONS
06-28-2007	27	HERRAN JARAMILLO	REVISIONS
06-28-2007	28	HERRAN JARAMILLO	REVISIONS
06-28-2007	29	HERRAN JARAMILLO	REVISIONS
06-28-2007	30	HERRAN JARAMILLO	REVISIONS

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT IS THE ENTIRE INTEREST OF THE SAN ANTONIO COLLEGE DISTRICT IN THE REAL ESTATE DESCRIBED IN THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT IS THE ENTIRE INTEREST OF THE SAN ANTONIO COLLEGE DISTRICT IN THE REAL ESTATE DESCRIBED IN THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



THE CITY OF SAN ANTONIO IS A PART OF THE BEXAR AND BASS (CITY AVENUE, BASS) TRACT AS DESCRIBED IN THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THE CITY OF SAN ANTONIO HAS RECEIVED THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND HAS APPROVED THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

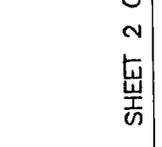
THE CITY OF SAN ANTONIO HAS RECEIVED THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND HAS APPROVED THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR
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STATE OF TEXAS
 COUNTY OF BEXAR
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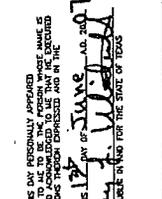
STATE OF TEXAS
 COUNTY OF BEXAR
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 COUNTY OF BEXAR
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STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT IS THE ENTIRE INTEREST OF THE SAN ANTONIO COLLEGE DISTRICT IN THE REAL ESTATE DESCRIBED IN THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

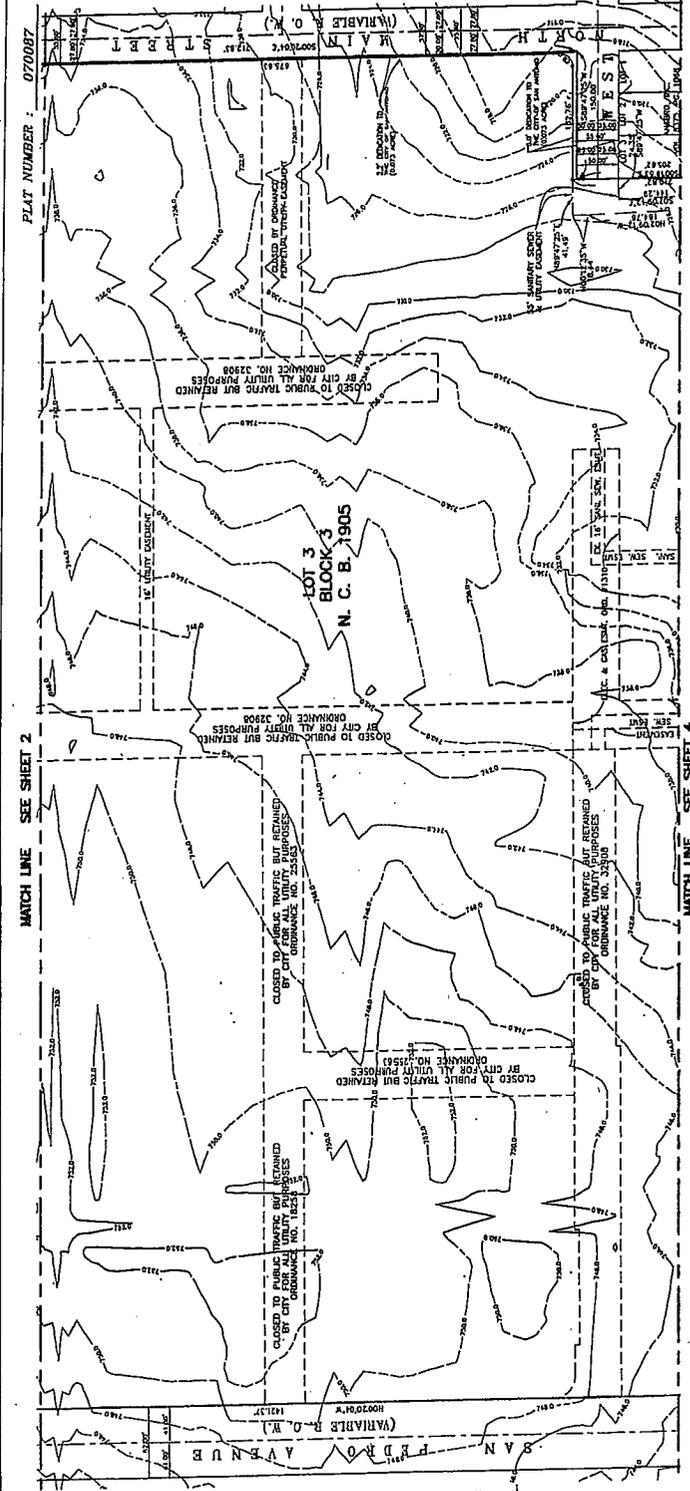


STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT IS THE ENTIRE INTEREST OF THE SAN ANTONIO COLLEGE DISTRICT IN THE REAL ESTATE DESCRIBED IN THE INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NUMBER: 070087

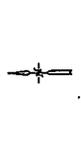
MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4



CURVE TABLE

ST. NO.	CHORD	ANGLE	RADIUS	ARC LENGTH	AREA
101	150.000	90.000	150.000	150.000	5625.000
102	150.000	90.000	150.000	150.000	5625.000
103	150.000	90.000	150.000	150.000	5625.000



LEGEND:
 --- SHOWN SETBACK LINE
 --- SHOWN RIGHT-OF-WAY
 --- SHOWN UTILITY LOCATIONS
 --- SHOWN CURB OR GROUND
 --- SHOWN LOT CORNERS

OWNER/DEVELOPER:
 BAIN MEDINA BAIN, INC.
 2075 SAN PEDRO AVENUE
 SAN ANTONIO, TEXAS 78217

THIS MAP, DURING BUILDING PHASE, IS TO BE USED TO DETERMINE THE LOCATION OF UTILITY LINES, SETBACKS, RIGHT-OF-WAY, AND CURB OR GROUND. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION OF UTILITY LINES AND FOR THE PROTECTION OF SAME. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION OF CURB OR GROUND AND FOR THE PROTECTION OF SAME.

REPLAT AND SUBDIVISION PLAT ESTABLISHING SAN ANTONIO COLLEGE REPLAT

SAN ANTONIO, BEXAR COUNTY, TEXAS.
 A 51,362 ACRE TRACT AS LOT 13, BLOCK 5, N.C.B. 1902 (0.993 ACRES);
 LOT 3, BLOCK 3, N.C.B. 1905 (48,097 ACRES); LOT 15, BLOCK 36, N.C.B.
 364 (1,176 ACRES); AND LOT 15, BLOCK 12, N.C.B. 1916 (0.696 ACRES).
 SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SERVICE CITY SERVICE AREA (CSA) HAS RECEIVED AS A PART OF ITS ELECTRIC AND GAS SERVICE AREA (CSA) THE REPLAT AND SUBDIVISION PLAT ESTABLISHING SAN ANTONIO COLLEGE REPLAT (THE "PLAT") AS SHOWN ON THE ATTACHED REPLAT AND SUBDIVISION PLAT. THE PLAT DOES NOT AFFECT, ALTER, RELIEVE OR DISCHARGE ANY EXISTING ELECTRIC, GAS OR OTHER UTILITIES WHICH ARE LOCATED ON OR CROSS THE PLAT. THE PLAT DOES NOT AFFECT, ALTER, RELIEVE OR DISCHARGE ANY EXISTING ELECTRIC, GAS OR OTHER UTILITIES WHICH ARE LOCATED ON OR CROSS THE PLAT. THE PLAT DOES NOT AFFECT, ALTER, RELIEVE OR DISCHARGE ANY EXISTING ELECTRIC, GAS OR OTHER UTILITIES WHICH ARE LOCATED ON OR CROSS THE PLAT.

STATE OF TEXAS
 COUNTY OF BEXAR
 HERMAN A. JARAMILLO
 COUNTY CLERK
 92831
 DECEMBER 31, 2007

STATE OF TEXAS
 COUNTY OF BEXAR
 REYNOLD J. HENNING
 COUNTY CLERK
 97110
 JANUARY 2, 2008

LOTTED (EXCEPTIONAL TRACT)

STATE OF TEXAS
 COUNTY OF BEXAR
 COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NUMBER: 070087

DATE: 11-07-2010

SAN ANTONIO COLLEGE REPLAT
 HAS BEEN
 APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN
 ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSIONAL
 DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHURMAN

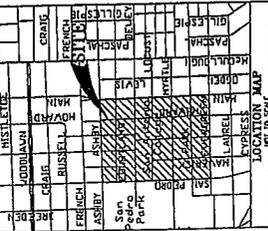
BY: _____ SECRETARY

BAIN MEDINA BAIN, INC.
 ENGINEERS & SURVEYORS
 2075 San Pedro Avenue
 San Antonio, Texas 78216
 210/484-7222

SHEET 3 OF 4

PLAT NUMBER: 070087

MATCH LINE SEE SHEET 3



BEARING SOURCE: ALL BEARINGS ARE FROM THE SAN ANTONIO MERCANTILE AND NAUTICAL CHARTS AND THE U.S. COAST AND GEODETIC SURVEY.

LEGEND: SHADING CONFORMS TO THE U.S. COAST AND GEODETIC SURVEY CHARTS. ALL BEARINGS ARE FROM THE SAN ANTONIO MERCANTILE AND NAUTICAL CHARTS AND THE U.S. COAST AND GEODETIC SURVEY.

JOB NO.: E-1003. DATE: OCTOBER, 1960.

OWNER/DEVELOPER: LAMAR COMMUNITY COLLEGE DISTRICT
311 W. HOUSTON STREET
SAN ANTONIO, TEXAS 78207

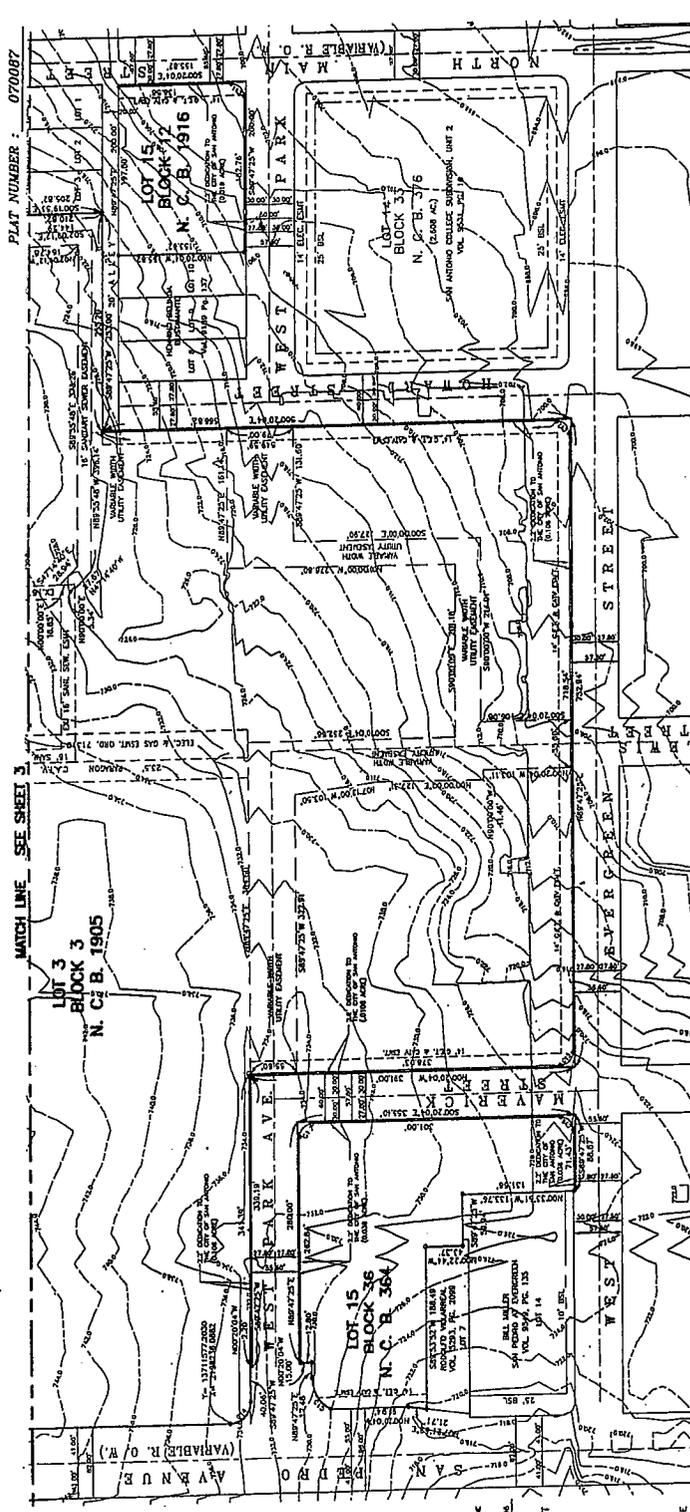
NOTE: BEING BARRING PHASE. DEVELOPER MUST COMPLY WITH LANDSCAPE, LIGHTING AND TREE PLANTING REQUIREMENTS AND INSURED ON THE SECTIONS 33-511 THRU 33-513, IF APPLICABLE.

WATERWAY: CONDUIT UNDER THE SAN ANTONIO WATERWAY SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CLEAR VISION: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA 35'-50'(0)0'-0".

UTILITY: ALL UTILITY LINES SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UTILITY DEPARTMENT.

THIS PLAT WAS PREVIOUSLY PLATED ON THE FOLLOWING DATE: 11-07-1960. THIS PLAT IS A RE-PLAT OF THE PREVIOUS PLAT AND IS SUBJECT TO ALL THE PROVISIONS OF THE CITY OF SAN ANTONIO PLANNING DEPARTMENT. THE CITY OF SAN ANTONIO PLANNING DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF SAN ANTONIO PLANNING DEPARTMENT REQUIREMENTS. THE CITY OF SAN ANTONIO PLANNING DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF SAN ANTONIO PLANNING DEPARTMENT REQUIREMENTS.



CURVE	LENGTH	CHORD	ANGLE	AREA	PERCENT	TOTAL
1	100.00	100.00	90.00	7853.98	100.00	7853.98
2	100.00	100.00	90.00	7853.98	100.00	7853.98
3	100.00	100.00	90.00	7853.98	100.00	7853.98
4	100.00	100.00	90.00	7853.98	100.00	7853.98
5	100.00	100.00	90.00	7853.98	100.00	7853.98
6	100.00	100.00	90.00	7853.98	100.00	7853.98
7	100.00	100.00	90.00	7853.98	100.00	7853.98
8	100.00	100.00	90.00	7853.98	100.00	7853.98
9	100.00	100.00	90.00	7853.98	100.00	7853.98
10	100.00	100.00	90.00	7853.98	100.00	7853.98
11	100.00	100.00	90.00	7853.98	100.00	7853.98
12	100.00	100.00	90.00	7853.98	100.00	7853.98
13	100.00	100.00	90.00	7853.98	100.00	7853.98
14	100.00	100.00	90.00	7853.98	100.00	7853.98
15	100.00	100.00	90.00	7853.98	100.00	7853.98
16	100.00	100.00	90.00	7853.98	100.00	7853.98
17	100.00	100.00	90.00	7853.98	100.00	7853.98
18	100.00	100.00	90.00	7853.98	100.00	7853.98
19	100.00	100.00	90.00	7853.98	100.00	7853.98
20	100.00	100.00	90.00	7853.98	100.00	7853.98
21	100.00	100.00	90.00	7853.98	100.00	7853.98
22	100.00	100.00	90.00	7853.98	100.00	7853.98
23	100.00	100.00	90.00	7853.98	100.00	7853.98
24	100.00	100.00	90.00	7853.98	100.00	7853.98
25	100.00	100.00	90.00	7853.98	100.00	7853.98
26	100.00	100.00	90.00	7853.98	100.00	7853.98
27	100.00	100.00	90.00	7853.98	100.00	7853.98
28	100.00	100.00	90.00	7853.98	100.00	7853.98
29	100.00	100.00	90.00	7853.98	100.00	7853.98
30	100.00	100.00	90.00	7853.98	100.00	7853.98
31	100.00	100.00	90.00	7853.98	100.00	7853.98
32	100.00	100.00	90.00	7853.98	100.00	7853.98
33	100.00	100.00	90.00	7853.98	100.00	7853.98
34	100.00	100.00	90.00	7853.98	100.00	7853.98
35	100.00	100.00	90.00	7853.98	100.00	7853.98
36	100.00	100.00	90.00	7853.98	100.00	7853.98
37	100.00	100.00	90.00	7853.98	100.00	7853.98
38	100.00	100.00	90.00	7853.98	100.00	7853.98
39	100.00	100.00	90.00	7853.98	100.00	7853.98
40	100.00	100.00	90.00	7853.98	100.00	7853.98
41	100.00	100.00	90.00	7853.98	100.00	7853.98
42	100.00	100.00	90.00	7853.98	100.00	7853.98
43	100.00	100.00	90.00	7853.98	100.00	7853.98
44	100.00	100.00	90.00	7853.98	100.00	7853.98
45	100.00	100.00	90.00	7853.98	100.00	7853.98
46	100.00	100.00	90.00	7853.98	100.00	7853.98
47	100.00	100.00	90.00	7853.98	100.00	7853.98
48	100.00	100.00	90.00	7853.98	100.00	7853.98
49	100.00	100.00	90.00	7853.98	100.00	7853.98
50	100.00	100.00	90.00	7853.98	100.00	7853.98

REPLAT AND SUBDIVISION PLAT ESTABLISHING SAN ANTONIO COLLEGE REPLAT

SAN ANTONIO, BEXAR COUNTY, TEXAS.

A 51.362 ACRE TRACT AS LOT 13, BLOCK 5, N.C.B. 1902 (0.983 ACRES); LOT 3, BLOCK 3, N.C.B. 1905 (18.097 ACRES); LOT 15, BLOCK 36, N.C.B. 364 (1.576 ACRES); AND LOT 15, BLOCK 12, N.C.B. 1916 (0.696 ACRES), SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO IS A CITY OF THE STATE OF TEXAS AND IS INCORPORATED UNDER THE CITY CHARTER AND ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS. THE CITY OF SAN ANTONIO IS A CITY OF THE STATE OF TEXAS AND IS INCORPORATED UNDER THE CITY CHARTER AND ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS. THE CITY OF SAN ANTONIO IS A CITY OF THE STATE OF TEXAS AND IS INCORPORATED UNDER THE CITY CHARTER AND ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS.

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STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT COMPLETES THE NECESSARY REQUIREMENTS SET FORTH IN THE CITY CHARTER AND ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS, AND THAT THE SAME IS IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT COMPLETES THE NECESSARY REQUIREMENTS SET FORTH IN THE CITY CHARTER AND ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS, AND THAT THE SAME IS IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS.

COUNTY CLERK OF BEXAR COUNTY, TEXAS
BY: _____
DATE: _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____
DATE: _____

DATE THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS, ON THE _____ DAY OF _____, A.D. 1960.

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS, ON THE _____ DAY OF _____, A.D. 1960.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

BY: _____
DATE: _____

BY: _____
DATE: _____

BY: _____
DATE: _____

BY: _____
DATE: _____

BAIN MEDINA BAIN, INC.
SAN ANTONIO, TEXAS
7070 SAN PETER AVENUE
SAN ANTONIO, TEXAS 78216
210/484-7223

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5C48 June 27, 2007

RIALTO VILLAGE
PUD PLAN NAME

PUD 06-019
PLAN#

COUNCIL DISTRICT: 8

FERGUSON MAP GRID 447 D-8

OWNER: Fair Prospects Managements, L.L.C., by Dale Schuparra

ENGINEER: MBC & Associates, INC. by Dawn M. Robinson, P.E.

CASE MANAGER: Robert L. Lombrano, Planner II (207-5014)

Location: Near the intersection of Boerne Stage Road and IH 10 West.

Land Use: PUD, Planned Unit Development

MF-25, Multi-family residential development

C-3, General Commercial District

GC-1, Gateway Corridor District

Plan is associated with a Master Development Plan # 026-06 Rialto Village
accepted June 11, 2007

APPLICANT'S PROPOSAL:

- 34 units multi-family residential development with a density of 2.34 units per acre and 22 lots non single-family development.
- The subject property is located inside San Antonio City limits
- The Plan is not associated with a registered neighborhood association, Neighborhood, Community or Perimeter Plan.

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Historic Preservation states the following: The Texas Sites Atlas indicates that archaeological sites have been previously identified within or nearby the above referenced property. Also, the property may contain historical architectural sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists

provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since June 1, 2006 may be omitted and the report for the previous study may be submitted for that area. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain shown and buffering (If applicable)
- Significant recharge features and buffering (If applicable)
- Category letter for all site specific plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable))
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

For additional information please contact Kirk Nixon at 210-233-3523.

Parks and Recreation Department approves with the following conditions:

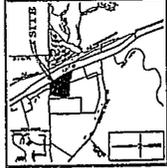
Rialto Village is a proposed subdivision with 132 multi-family residential units. UDC Section 35-503, Table 503-1 states that multi-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 1.2 acres. This subdivision provides 1.5 credit acres of parkland dedication by providing a minimum 1/4 mile walking trail per UDC Section 35-503(h) *Credit for Park Facilities*.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC sections 35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC sections 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.

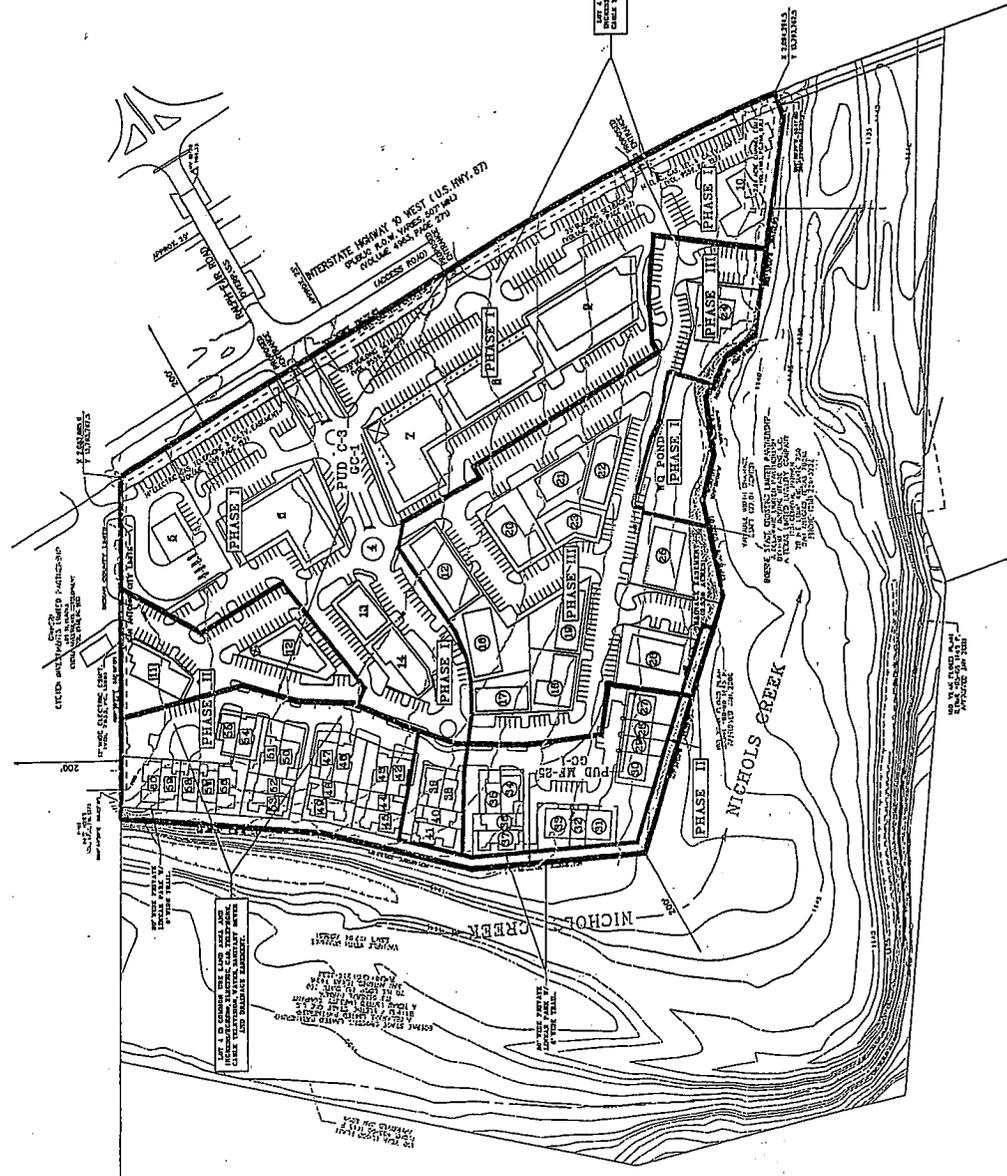
For additional information please contact David Clear at 210-207-9091.

STAFF RECOMMENDATION:

Staff recommends approval with the aforementioned conditions.



PARKLAND REQUIREMENTS
 PUD-UP-25 CC-1 ZONING
 REQUIRED-
 1 ACRE x 132 UNITS = 1.16 OF AN ACRE REQUIRED
 174 UNITS
 PROVIDED-
 0.25 MILES OF LINEAR PARK
 FIRST 0.25 MILES = 1.5 ACRES PROVIDED



Phase	Lot No.	Area (sq. ft.)	Area (Acres)	Units	Notes
Phase I	1	10,000	0.23	30	
	2	10,000	0.23	30	
	3	10,000	0.23	30	
	4	10,000	0.23	30	
	5	10,000	0.23	30	
	6	10,000	0.23	30	
	7	10,000	0.23	30	
	8	10,000	0.23	30	
	9	10,000	0.23	30	
	10	10,000	0.23	30	
Phase II	11	10,000	0.23	30	
	12	10,000	0.23	30	
	13	10,000	0.23	30	
	14	10,000	0.23	30	
	15	10,000	0.23	30	
	16	10,000	0.23	30	
	17	10,000	0.23	30	
	18	10,000	0.23	30	
	19	10,000	0.23	30	
	20	10,000	0.23	30	
Phase III	21	10,000	0.23	30	
	22	10,000	0.23	30	
	23	10,000	0.23	30	
	24	10,000	0.23	30	
	25	10,000	0.23	30	
	26	10,000	0.23	30	
	27	10,000	0.23	30	
	28	10,000	0.23	30	
	29	10,000	0.23	30	
	30	10,000	0.23	30	

LEGEND:
 Phase Boundary
 Zoning Boundary
 Lot Numbering
 Phase I
 Phase II
 Phase III

NOTE: ALL LOTS SHOWN ARE
 31.57 ACRES

SCALE: 1" = 100'
 NORTH

UTILITY PROVIDERS:
 WATER - SAN ANTONIO WATER SYSTEM
 SEWER - SAN ANTONIO WATER SYSTEM
 GAS - CPS ENERGY
 ELECTRIC - CPS ENERGY
 TELEPHONE - AT&T

ERZD NOTE:
 THIS TRACT DOES NOT LIE WITHIN THE
 EDWARDS AQUIFER RECHARGE ZONE.

EXISTING LEGAL DESCRIPTION
 LOT 2, BLOCK 3, N.C.E.R. 14370
 VOL. 68, PAGE 137
 31.57 ACRES

OWNER:
 MARIANNE MANAGER
 FAIR PROSPECTS MANAGEMENT, L.L.C.
 GENERAL PARTNER OF
 FAIR PROSPECTS PARTNERSHIP
 228 BERKELEY ST. SUITE 301
 BOSTON, MASSACHUSETTS 02110-3794
 TEL. NO. (617) 236-1833
 FAX NO. (617) 236-1833

ENGINEER:
 DAWN M. ROBINSON, P.E.
 RBC & ASSOCIATES, INC.

APPROVED
 PLANNED UNIT DEVELOPMENT
 PLANNING COMMISSION
 CITY OF SAN ANTONIO
 Chairman: _____ Date: _____
 Secretary: _____ Date: _____

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5019 June 27, 2007

TERRA MONT SUBDIVISION
PUD PLAN NAME

PUD 07-004
PLAN#

COUNCIL DISTRICT: Outside San Antonio City limits
FERGUSON MAP GRID 479 C8
OWNER: Southerland Communities RR Ranch, Ltd
ENGINEER: KD Engineering LLC by Bill Fey, P.E.
CASE MANAGER: Robert L Lombrano, Planner II (207-5014)

Location: The property is near the intersection of Kyle Seale Parkway and Babcock Road.

Land Use: Planned Unit Development, Single Family Residential Development

The PUD plan is not associated with an MDP.

APPLICANT'S PROPOSAL:

- 226 lots single-family residential development at a density of 0.78 units per acre.
- With a connectivity ratio of 1.04
- The PUD plan is associated with Cielo Vista Neighborhood Association, and the Friends of Fredrich Wilderness Park Neighborhood Association. The PUD plan is not associated with a Neighborhood, Community or Perimeter Plan.

DISCUSSION:

Section 35-506 (e) (1) Connectivity Index for Internal Streets Ratio of 1.2 can not be met due to excessive street grades. The applicant submitted an Administrative Exception and was approved by staff.

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Historic Preservation states the following: The Texas Sites Atlas indicates that archaeological sites have been previously identified within or nearby the above referenced property. Also, the property may contain historical architectural sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since June 1, 2006 may be omitted and the report for the previous study may be submitted for that area. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hinds at 210-207-7306.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable))
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments: Any existing wells found on the site shall be plugged by the property owner in accordance SAWS regulations.

For plugging procedures please contact Kirk Nixon at 210-233-3523.

DSD – Traffic Impact Analysis & Streets indicate below the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Terra Mont Subdivision PUD, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506(r)
- All Roadways shall conform to Table 506-2 Functional Classification System Description for Traditional Design Classification.

- The developer shall be responsible for providing left-turn lane on Babcock Road, with storage lengths and bay taper as it relates to the submitted TIA traffic count, Unified Development Code (UDC)-35-502 (a) (7), subsection D.
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.

For additional information please contact Nicolas Frnandez at 210-207-0282.

Parks and Recreation Department approves with the following conditions:

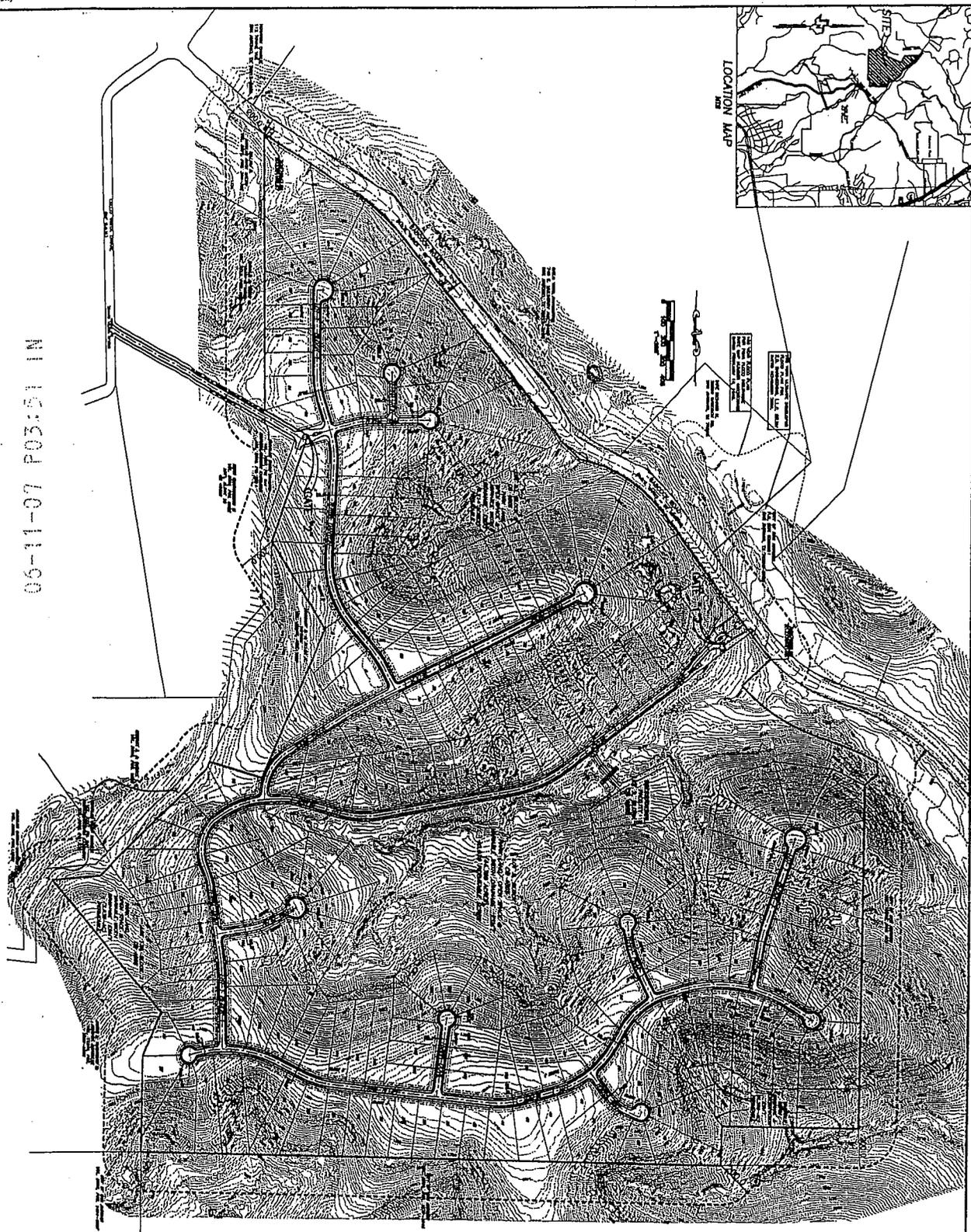
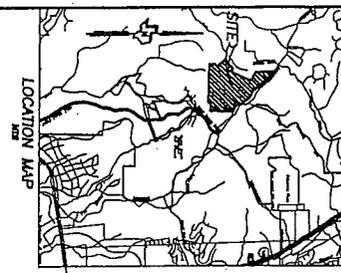
- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.
- All amenities provided shall comply with standards and specifications found in UDC Section 35-503 (h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

For additional information please contact David Clear at 210-207-9091.

STAFF RECOMMENDATION:

Staff recommends approval with the aforementioned conditions.

06-11-07 P03:51 IN



TYPICAL LOT SIZE

LOT 7	LOT 8	LOT 9
100' x 100'	100' x 100'	100' x 100'

LEGAL DESCRIPTION
 THE TRACT OF LAND BEING DESCRIBED AS FOLLOWS: ...

GENERAL NOTES
 1. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF ...
 2. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL ...
 3. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL ...
 4. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL ...
 5. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL ...

PLANNED UNIT DEVELOPMENT MASTER PLAN

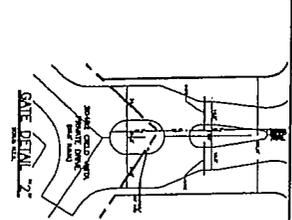
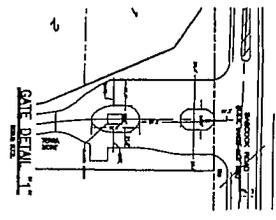
NO.	DATE	BY	DESCRIPTION
1	11/01/06	WTF	DRIVEN BY J.M.
2			
3			
4			
5			

PROPERTY INFORMATION

OWNER	SOUTHERLAND COMMUNITIES
ADDRESS	8870 RANCH ROAD 12
CITY	WESLEY, TX 78174
PHONE	(512) 847-3183

LEGEND

---	PROPOSED ROAD
---	EXISTING ROAD
---	PROPOSED UTILITY
---	EXISTING UTILITY
---	PROPOSED LOT
---	EXISTING LOT



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11/01/06	WTF	DRIVEN BY J.M.
2			
3			
4			
5			

DEVELOPER/OWNER:
 SOUTHERLAND COMMUNITIES
 8870 RANCH ROAD 12
 WESLEY, TX 78174
 (512) 847-3183

**TERRA MONT SUBDIVISION (P.U.D.)
 SAN ANTONIO, TEXAS
 PLANNED UNIT DEVELOPMENT
 MASTER PLAN**

K.D. ENGINEERING, L.L.C.
 1709 GRANDSTAND DRIVE
 SAN ANTONIO, TEXAS 78236
 OFFICE: 210-706-9133 FAX: 210-298-1717

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5E+10 June 27, 2007

LADDIE PLACE
SUBDIVISION NAME

MINOR PLAT

060463
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 581 F-4

AGENT: Arvind Patel

ENGINEER: Matkin-L Hoover Engineering and Surveying, by Jeffery D. Carroll

CASE MANAGER: Ernest Brown, Planner II (207-5017)

Date filed with Planning Commission: June 27, 2007

Location: At the southwest corner of Spencer Lane and Vance Jackson Road Intersection.

Services Available: SAWS Water and Sewer

Zoning: C-2CD General Commercial (Conditional Use Hotel)

Proposed Use: Hotel

Major Thoroughfare: Vance Jackson is a secondary arterial, Type B, minimum R.O.W. 70-86 feet. IH 10 is a freeway.

APPLICANT'S PROPOSAL:

To replat 1.277 acres consisting of 1 non-single family lot.

DISCUSSION:

Zoning condition, case number Z2006041CD requires a Type "B" buffer with a 10 foot buffer yard along the south property line (Type "C" plant materials) per ordinance number 2006-04-20-0523.

STAFF RECOMMENDATION:

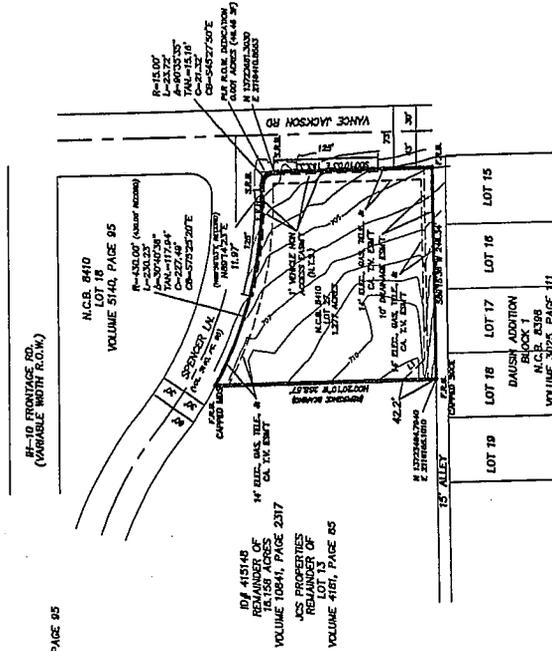
Approval

PLAT. NO. 060463

C.A.L. NOTES: 1. The City of San Antonio is part of the territory and jurisdiction of the State of Texas... 2. Any C.P.S. boundary line... 3. This plat does not contain... 4. Any other... 5. The line was surveyed... 6. All other... 7. The plat is subject to... 8. The plat is subject to... 9. The plat is subject to... 10. The plat is subject to...

LEGEND: REF. TELEPHONE, TELEVISION, CABLE, GAS, WATER, SEWER, S.B.B., SET 1/2" REBAR, CAPPED MATIN-HOOVER

Table with 2 columns: LINE, LENGTH. Row 1: L1, 36.33'. Row 2: BEARING, S89°49'53"E



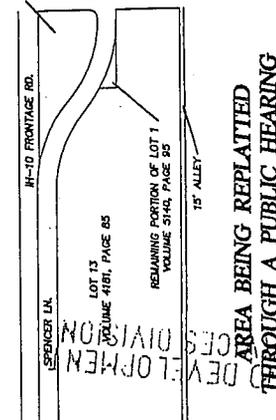
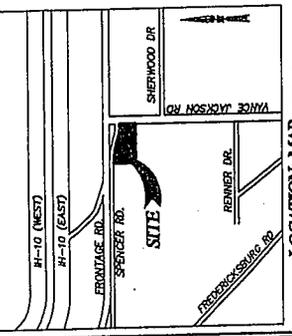
LADDIE PLACE SUBDIVISION

REPLAT ESTABLISHING... THIS PLAT OF LADDIE PLACE SUBDIVISION... HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS... DAY OF... A.D. 20... CHURMAN... SECRETARY

MATKIN-HOOVER ENGINEERING & SURVEYING... 8 SPICERS BLVD., SUITE 1000... KERRVILLE, TX 78708... PH: 830-546-0000

NOTES: 1. THE USE OF... 2. THE BOUNDARIES... 3. IMPROVEMENTS... 4. RECORD CALLS...



AREA BEING REPLATED THROUGH A PUBLIC HEARING

BEING A PORTION OF LOT 13, N.C.B. 8410, AS DESCRIBED IN INSTRUMENT... AND THE REMAINING PORTION OF LOT 1, N.C.B. 8410, AS DESCRIBED IN INSTRUMENT...

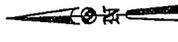
RECEIVED MAY 30 AM 9:07 JUN -4 PM 2:30 LAND DEVELOPMENT SERVICES DIVISION



JEFF BRENNER REGISTERED PROFESSIONAL LAND SURVEYOR # 4939 MBS LANDSURVEYING

STATE OF TEXAS... I HEREBY CERTIFY THAT THE ABOVE PLAT COMFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

JEFFREY D. CARROLL LICENSED PROFESSIONAL ENGINEER # 49326 MATKIN-HOOVER ENGINEERING AND SURVEYING



Scale: 1" = 100'

STATE OF TEXAS... COUNTY OF BEAR... THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT (195553) WHICH IS RECORDED IN VOLUME 4181, PAGE 85, BEAR COUNTY PLAT AND DEED RECORDS.

OWNER... OWNER'S DAILY AUTHORIZED AGENT... SHOWN AND SUBSCRIBED BEFORE ME THIS THE... DAY... NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS... MY COMMISSION EXPIRES:...

STATE OF TEXAS... COUNTY OF BEAR... DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE... DAY OF... A.D. AT... M. M. OF SAID COUNTY, IN BOOK VOLUME... ON PAGE... IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS... DAY OF... A.D.

COUNTY CLERK OF SAID COUNTY... COUNTY CLERK, BEAR COUNTY, TEXAS... DEPUTY...

CASE NO: Z2006041CD

Final Staff Recommendation - Zoning Commission

Date: March 21, 2006

Council District: 1

Ferguson Map: 581 E4

Applicant Name:

Mark Forman

Owner Name:

JCS Properties

Zoning Request: From "C-1" Light Commercial District to "C-2" (CD-Hotel) Commercial District with a Conditional Use for a Hotel.

Property Location: 1.237 acres out of NCB 8410

130 Spencer Lane

The Southwest corner of Spencer Lane and Vance Jackson

Proposal: Hotel

Neigh. Assoc. Los Angeles Heights/Keystone Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent

The proposed zoning request does not conform to the Near Northwest Community land use plan. An amendment to the Near Northwest Community Plan is scheduled to be heard by the Planning Commission on March 8, 2006. (Recommended Approval)

Approval contingent on the Plan Amendment

The subject property is located south of IH-10 at the intersection of Spencer Lane and Vance Jackson (a major thoroughfare). The properties to the west, north, and east are zoned for commercial uses. The property to the south contains established single-family dwellings and are buffered by an existing 15 foot alley.

The subject property was previously zoned B-1 Business District. The zoning was converted from B-1 to a C-1 Light Commercial District with the adoption of the 2001 Unified Development Code (UDC).

The properties to the east are zoned for C-2 Commercial. A C-2 CD Commercial District with a Conditional Use for a hotel would allow for the requested use and still protect the neighborhood. "C-2" (CD-Hotel) Commercial District with a Conditional Use for a Hotel would be appropriate at this location.

Staff recommends approval with the following condition:

1. A Type "B" buffer with a 10 foot buffer yard along the south property line (Type "C" plant materials).

CASE MANAGER : Pedro Vega 207-7980

AN ORDINANCE 2006-04-20-0523

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 1.237 acres out of NCB 8410 from "C-1" Light Commercial District to "C-2" (CD-Hotel) Commercial District with a Conditional Use for a Hotel.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 4. The City Council finds that to insure compatibility with the surrounding properties the passing of this Ordinance is conditioned upon locating a Type "B" buffer with a 10 foot buffer yard (Type "C" plant materials) along the South property line.

SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

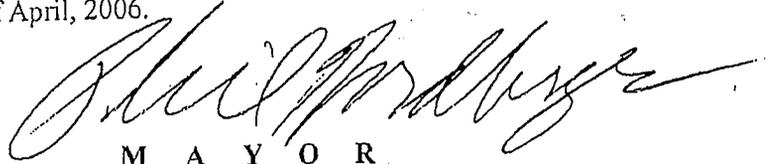
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG: 04-20-06
Item No. Z-1.

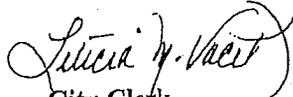
CASE NO. Z2006041 CD

SECTION 7. This ordinance shall become effective on April 30, 2006.

PASSED AND APPROVED this 20th day of April, 2006.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: SP# 11 June 27, 2007

ALAMO FITNESS CENTER II
SUBDIVISION NAME

MAJOR PLAT

060478
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 516 A-4

OWNER: Zaffer H. Arastu

ENGINEER: Martinez Engineering Inc., by Arnold Martinez

CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 14, 2007

Location: Northwest of the intersection of Bitters and Huebner

Services Available: SAWS Water and Sewer

Zoning: C-2 General Commercial District
ERZD Edwards Recharge Zone District

Proposed Use: Gymnastics Center

Major Thoroughfare: Huebner Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To replat 2.007 acres consisting of 1 non-single family lot.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report from plat # 020303, Alamo Fitness Center, this plat's first filing. No significant

recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

PLAT I.D. # 060478

NUMBER	DIRECTION	DISTANCE
L1	S 28°10'52" V	70.60'
L2	N 67°53'41" V	25.00'



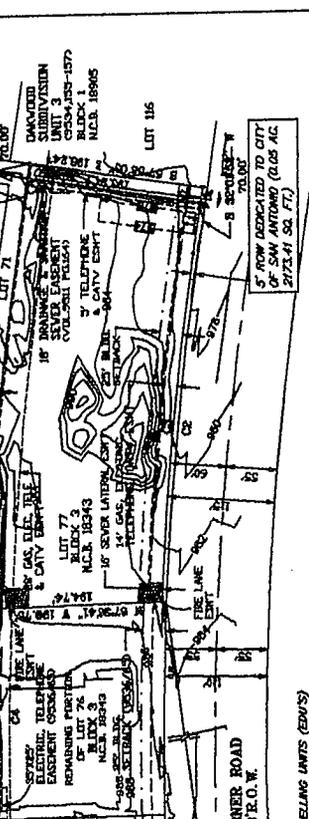
BEARING: 1° - 10'

NUMBER	DIRECTION	DISTANCE	C.D.	R.	L.	C.C.
C1	S 89°17'30" E	97.60	97.60		97.60	
C2	S 29°13'55" V	18.25	20.00		18.25	18.25
C3	S 29°13'55" V	18.71	18.71		18.71	18.71
C4	S 89°17'30" E	111.85	111.85		111.85	111.85
C5	S 29°13'55" V	111.85	111.85		111.85	111.85
C6	S 89°17'30" E	111.85	111.85		111.85	111.85

THE HEIGHTS
UNIT 1
VOL. 527 PG 93

X = 2119792.330
Y = 13764783.151
MAD-83 STATE PLANE
COORDINATES

Y = 13784532.005
X = 2119792.330
MAD-83 STATE PLANE
COORDINATES



OWNER/DEVELOPER
ZAFFER H. ARASTU
942 N. E. LOOP 410
SAN ANTONIO TX 78209
(210) 620-7233

THE DISTANCE TO 0, 1, 2, 3, 4, 5, 6
OF HURST ROAD
S 15°50'00" W - 710.22'

WASTEWATER EDU. NOTE
THE WASTEWATER EQUIVALENT OVERLAYS (EDUS) HAS
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN
ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY
THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.

THIS PLAT OF ALAMO FITNESS CENTER SUBDIVISION II
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE
CITY OF SAN ANTONIO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS

COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly
AUTHORIZED Agent, has acknowledged to me that he executed the foregoing
instrument and that he is the owner of the land described therein, and that
no liens, claims, mortgages, or other interests in the land described therein
are known to him, and no such liens, claims, mortgages, or other interests
are shown on the public records in this county for the purpose and
consideration therein expressed.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY PRESENTED
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS
I HEREBY CERTIFY THAT THIS IS A SAMPLE OF PROFESSIONAL LAND SURVEYING ACCORDING
TO AN ACTUAL SURVEY MADE ON THE GROUND BY FISHER ENGINEERING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



MILAM
Survey



STATE OF TEXAS
COUNTY OF BEAR
CONSIDERATION HAS BEEN GIVEN
TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE
BEST OF MY KNOWLEDGE THAT PLAT CONFORMS TO ALL REQUIREMENTS OF THE
UNIFORM DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE
ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

BEARING SYSTEM BASED ON MAD-83 STATE PLANE COORDINATE SYSTEM.

NOTES:
1. A PERSON FOUND OR SET AT ALL CORNERS.
2. THE BUILDING PERMIT PROCESS.
3. THIS SUBDIVISION IS WITHIN THE DRAINAGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS
SUBJECT TO CHAPTER 24, ARTICLE 6, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "ADJUTER
RECHARGE ZONE AND IMPROVED PROTECTION," OR LATEST REVISIONS THEREOF.

"OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-309(G)(3)"
"ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR ACCESS IN ACCORDANCE WITH UDC 35-309(D)(3)"
NO PERSON SHALL CONSTRUCT THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EGRESS TO
ADJUTER PROTECTIVE BEAM HAS BEEN INSTALLED TO ALL WALLS OF THE TEXAS WATER CODE OR LATEST REVISION
THEREOF. HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TRAFFIC OFFICE, AND THE APPLICATION HAS
BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TRD.

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME
OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR
TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

THE HEIGHTS
UNIT 1
VOL. 527 PG 93



AREA BEING REPLATED THROUGH PUBLIC HEARING

THE AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN
AS LOT 75, BLOCK 3, ALAMO FITNESS CENTER SUBDIVISION II, CITY OF BEAR COUNTY,
TEXAS ON THE 14TH DAY OF JANUARY 1987.

GRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ASSURANCE THE DEPARTMENT
OF ENGINEERING, AND THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES, AND THE SAN ANTONIO
DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT BITTERS CORNER
COUNTY PLAT AND DEED RECORDS. PROPERTY SHOWN ON THIS REPLAT HEREBY
CERTIFY THAT THE DEED RECORDS DOES NOT SHOW OR INCLUDE ANY COVENANTS OR
RESTRICTIONS. (THE) FURTHER CERTIFY THAT NO PROGRAM OF THIS REPLAT WAS
LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT
ZONING CLASSIFICATION TO RESIDENTIAL USE OF NOT MORE THAN TWO (2)
UNITS PER LOT. THE REPLAT IS TO BE USED FOR RESIDENTIAL USE FOR NOT MORE THAN TWO
RESIDENTIAL UNITS PER LOT.

OWNER

DULY AUTHORIZED AGENT

SHOWN AND SUBSCRIBED BEFORE ME THIS THE DAY OF 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

REGISTERED PROFESSIONAL ENGINEER

ALAMO FITNESS CENTER SUBDIVISION II

REPLAT ESTABLISHING
A CERTAIN 2.007 ACRE TRACT OF LAND, PREVIOUSLY BEING A PORTION OF LOT 75,
BLOCK 3, ALAMO FITNESS CENTER SUBDIVISION II, CITY OF BEAR COUNTY, TEXAS,
AS SHOWN ON PLAT NO. 27, BOOK 3, PAGE 1654, ALAMO FITNESS CENTER SUBDIVISION II, SAN
ANTONIO, BEAR COUNTY TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC
SERVICE BOARD) IS HEREBY DEEMED THE EGRESS AND THE RIGHTS RESERVED ON
THE TRACT AS TELEPHONE EASEMENT, UTILITY EASEMENT, "ANCHOR EASEMENT," SERVICE
EASEMENT, "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER
EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,
MAINTAINING, REPAIRING, OPERATING, PATROLLING, AND REPAIRING SUCH EASEMENTS OR
ASSOCIATED DEVICES OR STRUCTURES THEREON. THE CITY OF SAN ANTONIO
GRANTS ADVANCEMENT TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS OVER
EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS
ALLEGEDLY WITH THE EXCEPTED OF SAID LINES ON APPROPRIATIONS SUBJECT TO AS
AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE
PLACED WITHIN SAID EASEMENT AREAS ANY OF WHICH WOULD BE SUBJECT TO THE
REQUIREMENTS REQUIRED OF THE EGRESS LOCATED THEREON. SAID EASEMENTS SHALL BE THE
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND
ELEVATION ALTERATION.
THIS PLAT DOES NOT AMEND, ALTER, RELINQUISH OR OTHERWISE AFFECT ANY EXISTING
ELECTRIC GAS WATER SERVICE DRAINAGE TELEPHONE OR OTHER UTILITY EASEMENTS OR ANY
EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE
DESCRIBED BELOW.

STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20
A.D. 20 AT _____ AND DAILY RECORDED THE DAY OF 20
A.D. 20 IN THE RECORDS OF _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE THIS DAY OF 20

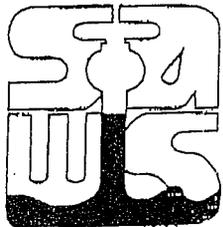


COUNTY CLERK BEAR COUNTY, TEXAS

DATE 05/14/07

PROJECT NO. 06-015

060478-1-49



San Antonio Water System

01-077
Rec'd 11/21

November 18, 2002

Ms. Ginny Graygor
Fisher Engineering, Inc.
11825 Radium Drive
San Antonio, Texas 78216

RE: Request for review for Alamo Fitness Center Subdivision Plat No. 020303 located approximately 750 feet north of Bitters Road and west of Husbner Road.

Dear Ms. Graygor:

On July 15, 2002, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted an investigation of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The subject plat is for approximately 2.057 acres located entirely within the EARZ. No significant recharge features were observed on the site.

The proposed development is a Category 1 property under the provisions of Aquifer Protection Ordinance No. 81491.

A Water Pollution Abatement Plan (WPAP) have been submitted to the Texas Natural Resource Conservation Commission (TNRCC known as Texas Commission on Environmental Quality, TCEQ) and approved in their letters dated July 8, 1997. Since only private service laterals will be used at this site, no Organized Sewage Collection System (SCS) was submitted to the TNRCC.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Alamo Fitness Center Subdivision Plat No. 020303.

Kirk M. Nixon
Manager
Resource Protection Division

KMN:PZG

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 56812 June 27, 2007

PARK NORTH B
SUBDIVISION NAME

MAJOR PLAT

070190
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 550 D-7

OWNER: PN Plaza Investments, L. P., by Mark Granados

ENGINEER: Pape-Dawson Engineers, Inc., by Brice Moczygamba

CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: June 12, 2007

Location: On the southwest corner of Loop 410 and San Pedro Avenue

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
C-3 Commercial District

Proposed Use: Restaurant and Retail

Major Thoroughfare: Loop 410 is a freeway; Blanco is a secondary arterial, Type B, minimum R.O.W. 70-86 feet; and San Pedro is a primary arterial, Type A, minimum R. O. W. 120 feet.

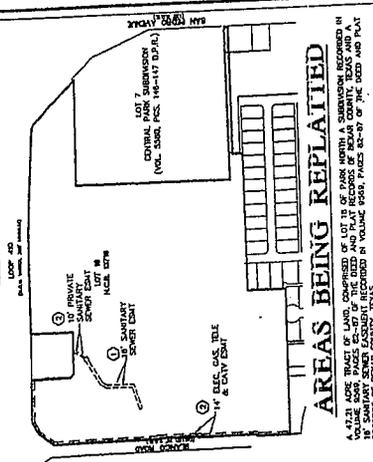
APPLICANT'S PROPOSAL:

To plat 47.21 acres consisting of 12 non-single family lots.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070190



AREAS BEING REPLATED

4. 4721 ACRES TRACT... BEING REPLATED... RECORDS OF BEAR COUNTY, TEXAS.

1. ANY USE MOVEMENT... 2. ANY USE MOVEMENT... 3. ANY USE MOVEMENT...

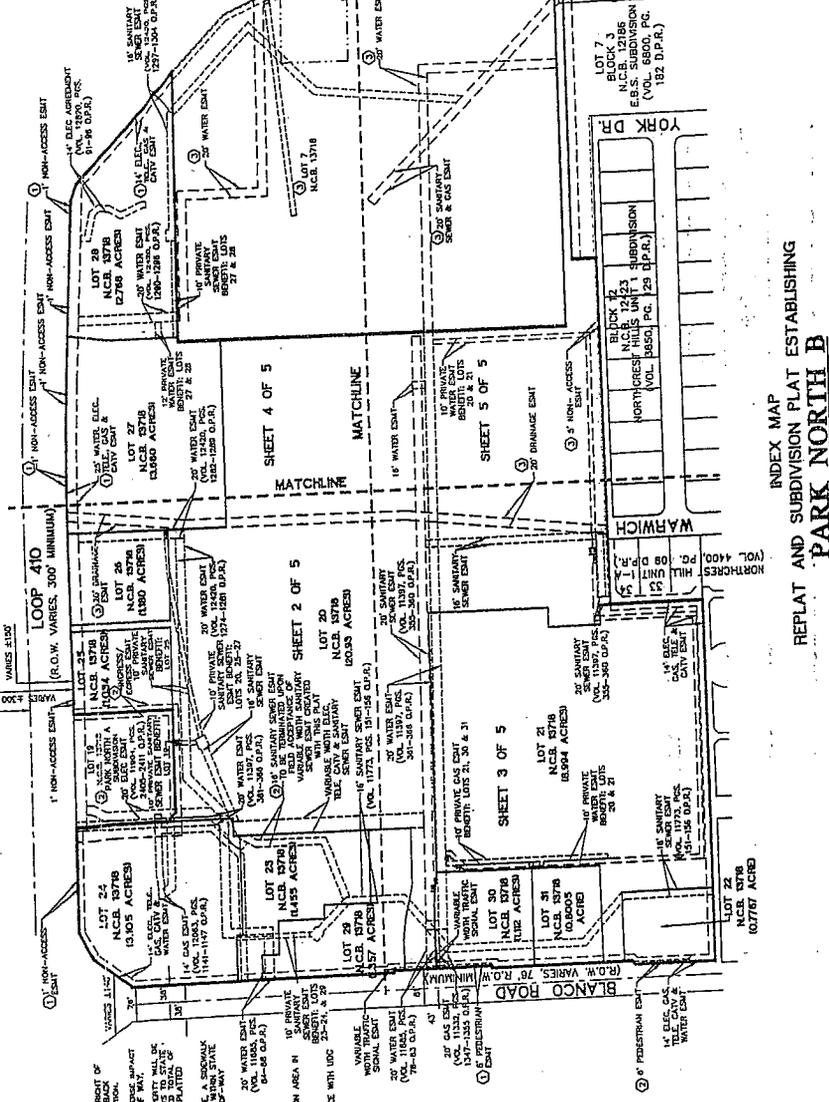
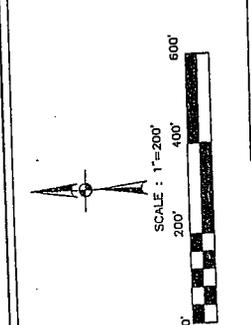
BEFORE ME, THE UNDERSIGNED... COUNTY CLERK OF BEAR COUNTY, TEXAS.

STATE OF TEXAS... COUNTY OF BEAR... COUNTY CLERK OF BEAR COUNTY, TEXAS.

SHEET 1 of 5

- 1. BEARING... 2. BEARING... 3. DIMENSIONS... 4. COMBINED SCALE...

- 1. HIGH-ACCESS... 2. HIGH-ACCESS... 3. HIGH-ACCESS...



INDEX MAP... REPLAT AND SUBDIVISION PLAT ESTABLISHING PARK NORTH B

A 4721 ACRES TRACT... BEING REPLATED... RECORDS OF BEAR COUNTY, TEXAS.

THE PLAT OF... BEING REPLATED... RECORDS OF BEAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS... REGISTERED PROFESSIONAL ENGINEER

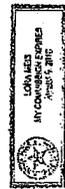
STATE OF TEXAS... COUNTY OF BEAR... COUNTY CLERK OF BEAR COUNTY, TEXAS.



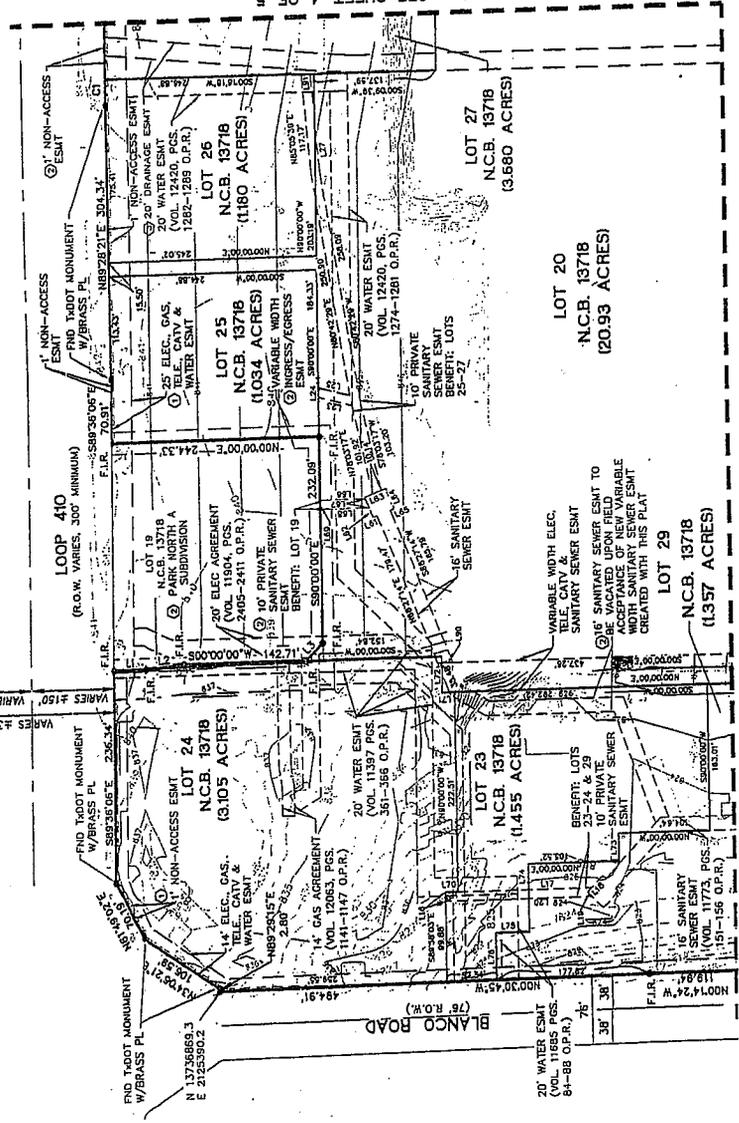
CA'S NOTES: 1. THE CITY OF SAN ANTONIO HAS REVIEWED AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO... 2. ANY CIVIL WORK... 3. ANY CIVIL WORK...

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STATE OF TEXAS COUNTY OF BEAR DO HEREBY CERTIFY...



STATE OF TEXAS COUNTY OF BEAR DO HEREBY CERTIFY...



REPLAT AND SUBDIVISION PLAT ESTABLISHING PARK NORTH B

A 47.21 ACRE TRACT CONVEYED TO PARK NORTH B INVESTMENTS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10956, PAGES 2265-2283 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS...

THIS PLAT OF PARK NORTH B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

Pape-Dawson Engineers

LEGEND: ROAD - RIGHT-OF-WAY, ELEC - TELEPHONE, SAN - SANITARY SEWER, WATER - WATER, etc.



NOTE: 1. THE CITY OF SAN ANTONIO HAS REVIEWED AND APPROVED THE PLAT FOR THE CITY OF SAN ANTONIO... 2. ANY CIVIL WORK...

3. ANY CIVIL WORK... 4. ANY CIVIL WORK... 5. ANY CIVIL WORK...

6. ANY CIVIL WORK... 7. ANY CIVIL WORK... 8. ANY CIVIL WORK...

9. ANY CIVIL WORK... 10. ANY CIVIL WORK... 11. ANY CIVIL WORK...

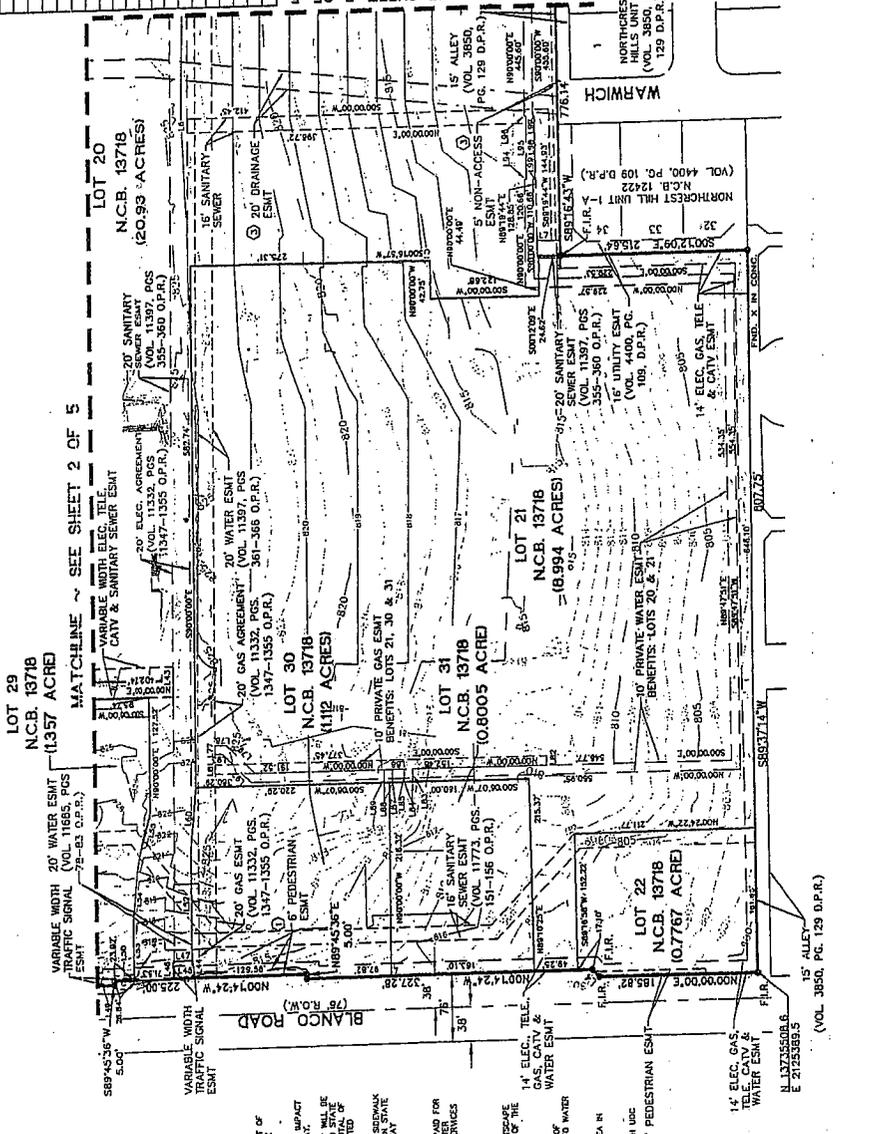
12. ANY CIVIL WORK... 13. ANY CIVIL WORK... 14. ANY CIVIL WORK...

15. ANY CIVIL WORK... 16. ANY CIVIL WORK... 17. ANY CIVIL WORK...



Date: Jun 07, 2007 5:06pm User: B181112.dwg

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	28.89°	500.00'00"W	L7	23.59°	500.00'00"W
L2	45.14°	504.27'01"E	L8	2.14°	589.45'34"W
L3	27.45°	545.00'00"E	L9	7.45°	589.58'57"E
L4	11.33°	544.59'52"E	L10	42.30°	500.00'23"W
L5	10.40°	589.47'45"W	L11	143.35°	590.00'00"W
L6	15.00°	589.47'45"W	L12	69.39°	590.00'00"W
L7	10.00°	589.58'57"E	L13	86.39°	589.58'57"E
L8	10.00°	589.58'57"E	L14	20.44°	576.10'10"E
L9	7.18°	589.58'57"E	L15	68.65°	589.45'34"W
L10	5.95°	544.59'52"E	L16	82.13'32"48"W	4.50'
L11	7.18°	589.58'57"E	L17	28.00°	569.27'14"W
L12	36.97°	519.03'00"W	L18	41.30°	570.00'00"W
L13	36.97°	519.03'00"W	L19	41.30°	570.00'00"W
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L19	37.17°	589.00'00"E	L25	14.24°	500.00'00"E
L20	37.17°	589.00'00"E	L26	14.24°	500.00'00"E
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L22	10.00°	500.00'00"E	L28	39.36°	599.39'03"E
L23	39.36°	599.39'03"E	L29	75.39°	580.00'00"E
L24	39.36°	599.39'03"E	L30	75.39°	580.00'00"E
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L30	10.00°	500.00'00"E	L36	75.39°	580.00'00"E
L31	31.38°	589.00'00"E	L37	10.00°	589.58'45"W
L32	31.38°	589.00'00"E	L38	10.00°	589.58'45"W
L33	31.38°	589.00'00"E	L39	10.00°	589.58'45"W
L34	10.00°	589.58'45"W	L40	12.00°	589.58'45"W
L35	10.00°	589.58'45"W	L41	12.00°	589.58'45"W
L36	10.00°	589.58'45"W	L42	10.00°	589.58'45"W
L37	33.00°	589.58'45"W	L43	10.00°	589.58'45"W
L38	33.00°	589.58'45"W	L44	10.00°	589.58'45"W
L39	19.45°	589.58'45"W	L45	10.00°	589.58'45"W
L40	19.45°	589.58'45"W	L46	10.00°	589.58'45"W



REPLAT AND SUBDIVISION PLAT ESTABLISHING PARK NORTH B

A 17.21 ACRE TRACT CONVEYED TO BY PLAZA INVESTMENTS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9589, PAGE 2-22 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING COMPRISED OF ALL OF LOT 18 OF THE PARK NORTH A SUBDIVISION PLAT RECORDED IN VOLUME 9589, PAGES 82-87 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, IN NEW CITY BLOCK 13718 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, ESTABLISHING LOTS 20-31, NEW CITY BLOCK 13718 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

REPLAT AND SUBDIVISION PLAT ESTABLISHING PARK NORTH B

THIS PLAT OF PARK NORTH B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS _____ DAY OF _____, A.D.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PAPER-DAWSON ENGINEERS
1400 N. LOOP WEST, SUITE 1000, FORT WORTH, TEXAS 76104
PH: 817-533-1111 FAX: 817-533-1112

NOTES:
1. 17.21 ACRE TRACT CONVEYED TO BY PLAZA INVESTMENTS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9589, PAGE 2-22 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING COMPRISED OF ALL OF LOT 18 OF THE PARK NORTH A SUBDIVISION PLAT RECORDED IN VOLUME 9589, PAGES 82-87 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, IN NEW CITY BLOCK 13718 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, ESTABLISHING LOTS 20-31, NEW CITY BLOCK 13718 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

LEGEND:
BLANK - RIGHT-OF-WAY
HILLS - EXISTING EASEMENTS
TELE - TELEPHONE
CATV - CATV
ELEC - ELECTRIC
GAS - GAS
SEWER - SEWER
WATER - WATER
D.P.R. - DEED RECORDS
O.P.R. - OFFICIAL PUBLIC RECORDS
P.C. - PLAT RECORDS
CITY - CITY RECORDS
COUNTY - COUNTY RECORDS
STATE - STATE RECORDS
FEDERAL - FEDERAL RECORDS
U.S. - U.S. DEPARTMENT OF THE INTERIOR RECORDS
U.S. GEOLOGICAL SURVEY - U.S. GEOLOGICAL SURVEY RECORDS
U.S. GEOLOGICAL SURVEY - U.S. GEOLOGICAL SURVEY RECORDS
U.S. GEOLOGICAL SURVEY - U.S. GEOLOGICAL SURVEY RECORDS



STRESSAGE NOTE:
NO STRESSAGE WILL BE ISSUED FOR THIS PLAT. A STRESSAGE WILL BE ISSUED FOR THIS PLAT IF THE PLAT NUMBER IS 070190.

WATER AND WASTE WATER NOTICE:
WATER AND WASTE WATER SERVICE ARE NOT TO BE PROVIDED AT THE TIME OF THIS SUBDIVISION PLAT. THE UTILITY UTILITY SHALL BE RESPONSIBLE FOR PROVIDING WATER AND WASTE WATER SERVICE CONNECTIONS.

RIGHT-OF-WAY:
THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING WATER AND WASTE WATER SERVICE CONNECTIONS.

STREETS:
STREETS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UIC 38-004040.

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STATE OF TEXAS
BEFORE ME, the undersigned authority on the day personally appeared _____ **who being duly sworn, depose and say that the foregoing is a true and correct copy of the** _____ **and that the same are true to the best of his knowledge and belief and that he executed the same for the purposes and consideration therein expressed and in full discharge of his legal duties in this behalf.**

NOTARY PUBLIC

COUNTY CLERK OF BEAR COUNTY, TEXAS
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2007. MY COMM. NO. _____

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	28.89°	500.00'00"W	L7	23.59°	500.00'00"W
L2	45.14°	504.27'01"E	L8	2.14°	589.45'34"W
L3	27.45°	545.00'00"E	L9	7.45°	589.58'57"E
L4	11.33°	544.59'52"E	L10	42.30°	500.00'23"W
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L29	10.00°	500.00'00"E	L35	75.39°	580.00'00"E
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L34	10.00°	589.58'45"W	L40	12.00°	589.58'45"W
L35	10.00°	589.58'45"W	L41	12.00°	589.58'45"W
L36	10.00°	589.58'45"W	L42	10.00°	589.58'45"W
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STATE OF TEXAS
BEFORE ME, the undersigned authority on the day personally appeared _____ **who being duly sworn, depose and say that the foregoing is a true and correct copy of the** _____ **and that the same are true to the best of his knowledge and belief and that he executed the same for the purposes and consideration therein expressed and in full discharge of his legal duties in this behalf.**

NOTARY PUBLIC

COUNTY CLERK OF BEAR COUNTY, TEXAS
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2007. MY COMM. NO. _____

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NOTARY PUBLIC

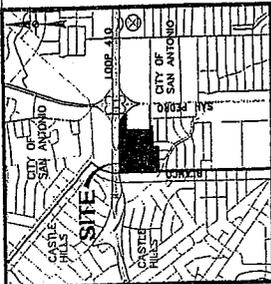
COUNTY CLERK OF BEAR COUNTY, TEXAS
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2007. MY COMM. NO. _____

STATE OF TEXAS</

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	368.59	571.005	104.35	03°41'36"	359.53	S65°40'51"E
C2	38.61	954.93	19.31	02°19'00"	38.61	S70°05'09"E
C3	33.64	571.005	16.82	02°20'13"	33.64	S88°35'29"E
C4	15.85	115.000	8.33	08°16'42"	15.85	S04°09'21"W
C5	14.45	100.00	7.24	08°16'42"	14.44	S04°09'21"W
C6	18.78	130.00	9.41	08°16'42"	18.77	S04°09'21"W

LEGEND:

ROAD - RIGHT-OF-WAY
 ELEC - ELECTRIC
 CATV - CABLE TV
 WTR - WATER MAIN
 SAN - SANITARY SEWER
 GAS - GAS MAIN
 D.P.A. - DRAINAGE PUBLIC ACCESS
 D.P.A. - DRAINAGE PUBLIC ACCESS
 D.P.A. - DRAINAGE PUBLIC ACCESS
 D.P.A. - DRAINAGE PUBLIC ACCESS



LOCATION MAP

NOTES:

- FOR INFORMATION OF THE CITY OF SAN ANTONIO, TEXAS, THE ENGINEER HAS BEEN ADVISED BY THE DEVELOPER THAT THE PROPOSED SUBDIVISION WILL BE SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS, THE ENGINEER HAS BEEN ADVISED BY THE DEVELOPER THAT THE PROPOSED SUBDIVISION WILL BE SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS, THE ENGINEER HAS BEEN ADVISED BY THE DEVELOPER THAT THE PROPOSED SUBDIVISION WILL BE SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS...
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NOTES:

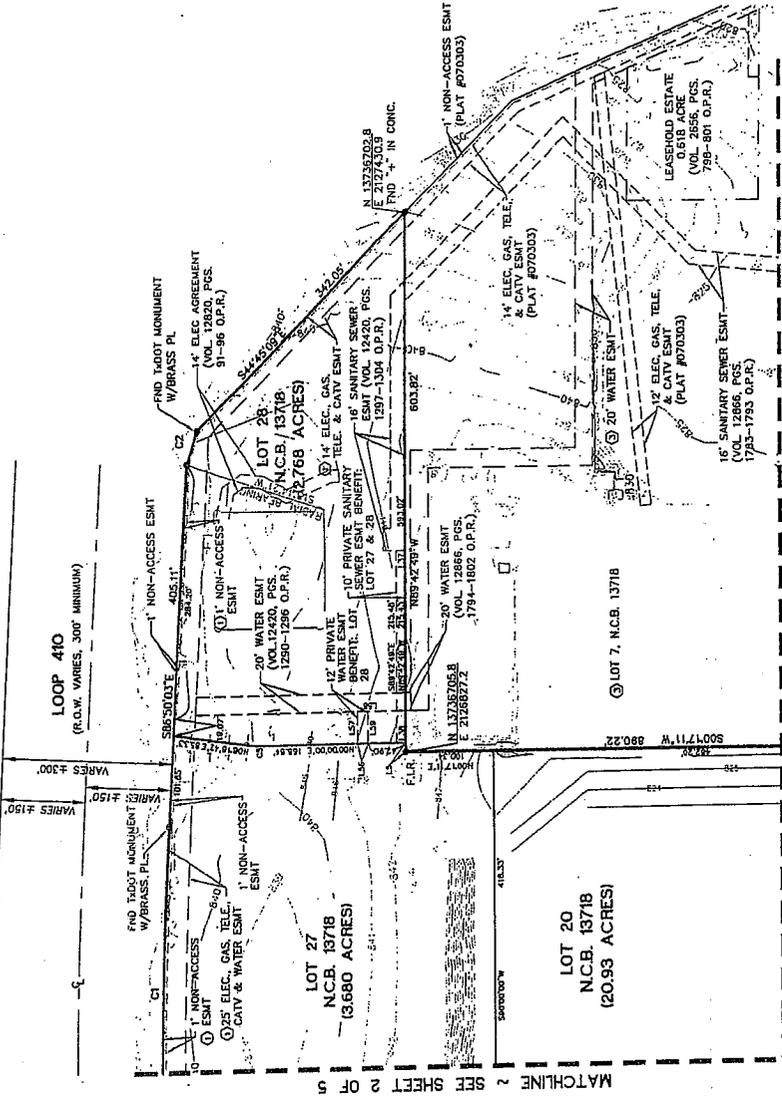
- THE ENGINEER HAS BEEN ADVISED BY THE DEVELOPER THAT THE PROPOSED SUBDIVISION WILL BE SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS, THE ENGINEER HAS BEEN ADVISED BY THE DEVELOPER THAT THE PROPOSED SUBDIVISION WILL BE SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS...
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MATCHLINE ~ SEE SHEET 5 OF 5

REPLAT AND SUBDIVISION PLAT ESTABLISHING PARK NORTH B

A 47.21 ACRE TRACT CONVERTED TO PR PLAZA INVESTMENTS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10995, PAGES 2285-2288 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND PART OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, IN NEW CITY BLOCK 13718 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, ESTABLISHING LOTS 20-31, NEW CITY BLOCK 13718 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

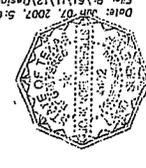
THIS PLAT OF PARK NORTH B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____ A.D.

BY _____ CHAIRMAN
 BY _____ SECRETARY

PAPE-DAWSON ENGINEERS
 1000 WEST 17TH STREET
 SAN ANTONIO, TEXAS 78202

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE ORIGINAL SURVEY AND THE RECORDS THEREON AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND RECORDS.

RECORDED PROFESSIONAL ENGINEER



THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY ADVISED THAT THE ENGINEER HAS BEEN ADVISED BY THE DEVELOPER THAT THE PROPOSED SUBDIVISION WILL BE SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS, THE ENGINEER HAS BEEN ADVISED BY THE DEVELOPER THAT THE PROPOSED SUBDIVISION WILL BE SUBJECT TO THE CITY OF SAN ANTONIO, TEXAS...

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

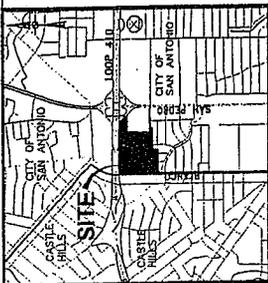
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 COUNTY OF BEAR
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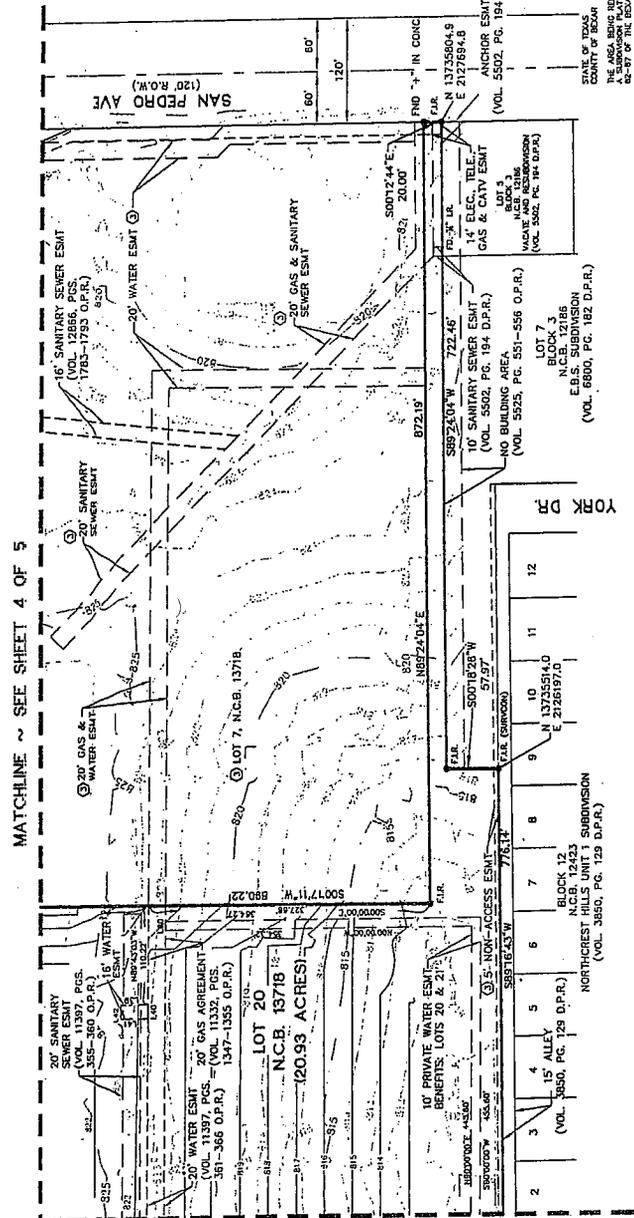
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM... THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM...

- 1. ALL IRON PIPES WITH YELLOW CAP MARKED "PAPPE-DAWSON" SET AT ALL... 2. BEARING FOR THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE...

LEGEND: BLOCK - BENTON-OF-WAY... 1. 20" WATER ESMT (VOL. 11397, PGS. 381-386 O.P.R.)



THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING... THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING...



REPLAT AND SUBDIVISION PLAT ESTABLISHING PARK NORTH B

A 47.21 ACRE TRACT CONVEYED TO PIN PLAZA INVESTMENTS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10895, PAGES 2265-2283 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS...



STATE OF TEXAS... I, E.B. BRODYGERS, LICENSED PROFESSIONAL ENGINEER... I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MENSURA...

THE PLAT OF PARK NORTH B... HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

STATE OF TEXAS... COUNTY CLERK OF BEAR COUNTY... DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON...

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 5A 13 June 27, 2007

CAPITAL ONE
SUBDIVISION NAME

MINOR PLAT

070367
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 551 C-7

OWNER: TW-Broadway Loop Ltd., Tony Bradfield

ENGINEER: Sia Engineering, Inc., by Sia Sayyadi

CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 27, 2007

Location: At the southwest corner of Broadway and Gulfmart Dr.

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Proposed Use: Retail

Major Thoroughfare: Broadway is a primary arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To replat 1.374 acres consisting of 1 non-single family lot.

STAFF RECOMMENDATION:

Approval

RECEIVED

07 JUN 11 AM 9:34

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED IS A PORTION OF LOT 13, N.C.B. 12100 OF THE PLAT KNOWN AS GULF-MART PROPERTY INC. SUBDIVISION AS RECORDED IN VOLUME 5300, PAGE 6 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

CLEAR VISION AREA NOTE.
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH 35-506(015) OF THE UNIFIED DEVELOPMENT CODE.

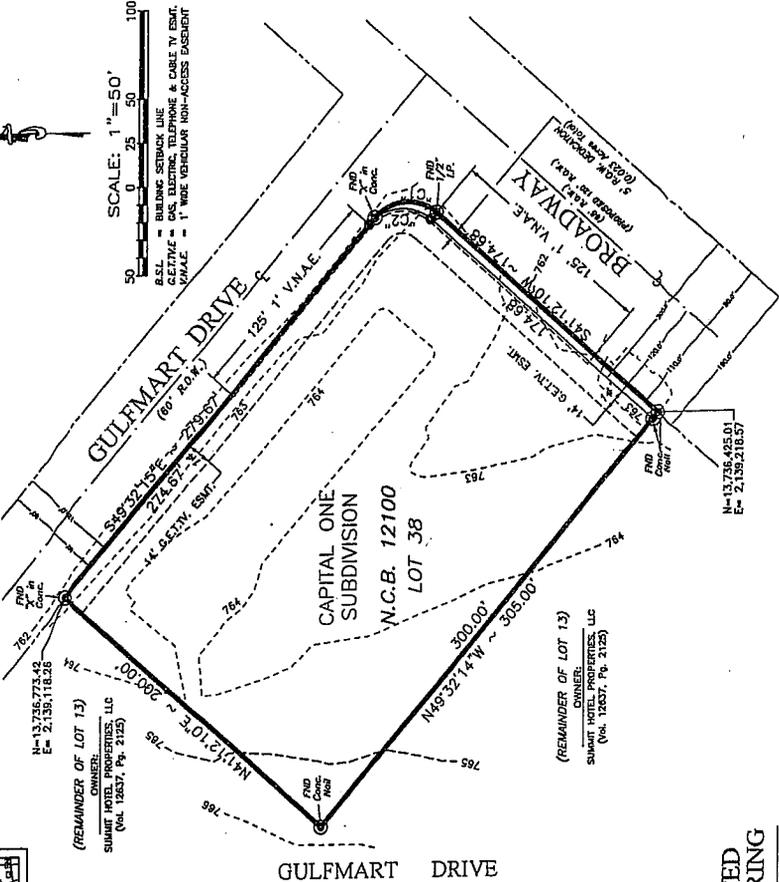
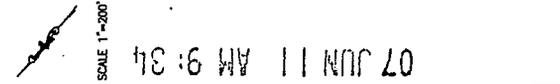
STREETSCAPE NOTE
NO BUILDING FOOTING WILL BE ISSUED FOR THIS PROJECT UNTIL THE STREETSCAPE PLAN IS APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

ACCESS NOTE.
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS PER U.D.C. 35-508 (013).

LAND DEVELOPMENT SERVICES DIVISION

GULF-MART PROPERTY INC. SUBDIVISION
N.C.B. 12100
LOT 13
4.836 Acres
Tract 7A
N.C.B. 12100
Vol. 5300, Pg. 6

SUBJECT PROPERTY
1.397 Acres
OUT OF
LOT 13
N.C.B. 12100
Vol. 5300, Pg. 6



CURVE TABLE

CURVE LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
CE	39.59'	25.00'	30° 44' 23"	35.38'	S04° 20' 10" E
CF	39.59'	25.00'	30° 44' 23"	35.38'	S04° 10' 03" E

DRAINAGE NOTES

- NOTE: AS SETBACKS, OR OTHER RESTRICTIONS THAT WOULD PREVENT THE PLACEMENT OF THE DRAINAGE IMPROVEMENTS WHICH AFFECT THE CROSS-SECTIONS OF THE DRAINAGE IMPROVEMENTS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE IMPROVEMENTS, THE DRAINAGE IMPROVEMENTS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE IMPROVEMENTS. THE DRAINAGE IMPROVEMENTS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE IMPROVEMENTS. THE DRAINAGE IMPROVEMENTS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE IMPROVEMENTS.
- NOTE: FIVE INCHES MUST BE A MINIMUM OF (8) INCHES ABOVE FINISH FLOOR GRADE.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EDU (EQUIVALENT DWELLING UNITS) (EDU) FOR THIS PROJECT HAS BEEN DETERMINED BY THE SAN ANTONIO WATER SYSTEM UNDER THE FOLLOWING ASSUMPTIONS:
1. THE NUMBER OF EDU IS BASED ON THE NUMBER OF PEOPLE (POP) PER HOUSEHOLD AND THE NUMBER OF HOUSEHOLDS IN THE AREA.
2. THE NUMBER OF EDU IS BASED ON THE NUMBER OF PEOPLE (POP) PER HOUSEHOLD AND THE NUMBER OF HOUSEHOLDS IN THE AREA.
3. THE NUMBER OF EDU IS BASED ON THE NUMBER OF PEOPLE (POP) PER HOUSEHOLD AND THE NUMBER OF HOUSEHOLDS IN THE AREA.
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5. THE NUMBER OF EDU IS BASED ON THE NUMBER OF PEOPLE (POP) PER HOUSEHOLD AND THE NUMBER OF HOUSEHOLDS IN THE AREA.

PLAT NO. 070367

THIS PLAT OF CAPITAL ONE SUBDIVISION, BEAR COUNTY, TEXAS, WAS PREPARED BY TONY BRAUERFIELD, A PROFESSIONAL ENGINEER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSIONER OF THE STATE OF TEXAS, BEAR COUNTY, TEXAS, ON THIS _____ DAY OF _____, A.D. 20__.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GULF-MART PROPERTY INC. SUBDIVISION WHICH IS RECORDED IN VOLUME 5300, PAGE 6, BEAR COUNTY PLAT AND DEED RECORDS (M.D.) THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT, HEREBY CERTIFY THAT THE AREA BEING REPLATTED IS THE SAME AS THE AREA SHOWN ON THE ORIGINAL PLAT AND DEED RECORDS. THE REPLAT IS BEING MADE FOR THE PURPOSE OF CORRECTING THE MISTAKES AND AMBIGUITIES OF THE ORIGINAL PLAT AND DEED RECORDS. THE REPLAT IS BEING MADE FOR THE PURPOSE OF CORRECTING THE MISTAKES AND AMBIGUITIES OF THE ORIGINAL PLAT AND DEED RECORDS.

DEVELOPER/OOWNER: TONY BRAUERFIELD
170-BROADWAY LOOP LTD.
P.O. BOX 12545
SAN ANTONIO, TX 78212

STATE OF TEXAS
COUNTY OF BEAR

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 June 27, 2007

NOTTING HILL UNIT 1
SUBDIVISION NAME

MAJOR PLAT

050505
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 586 D-6

OWNER: Dagon Investments, LTD, by Jaime Archiga

ENGINEER: Torres Engineering, by Xavier Torres, P.E.

CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: June 13, 2007

Location: Near the northeast corner of Weichold Road and F.M. 1516

Services Available: Bexar Metropolitan Water District and San Antonio River Authority

Zoning: Outside San Antonio City Limits

Proposed Use: Single Family Residential

Major Thoroughfare: F.M. 1516 is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat 31.847 acres consisting of 128 single family lots and 34,0213.00 linear feet of public streets.

STAFF RECOMMENDATION:

Approval

128 RESIDENTIAL LOTS & 1 GREEN SPACE IN 9 BLOCKS;
 SUBDIVISION PLAT ESTABLISHING
NOTTING HILL SUBDIVISION
UNIT 1

BEING A 31.847 ACRES OF LAND OUT OF SURVEY NO. 37
 BUSTI, ABSTRACT NO. 45, COUNTY BLOCK 5089 SITUATED
 PARTLY IN COUNTY 1, TEXAS, SAID 31.847 ACRE TRACT BEING
 PART OF THE INTEREST OF LAND AS DESCRIBED
 IN A DEED FROM LONGVIEW PASTURE, INC., TO OILGAIN
 INVESTMENTS, LTD., RECORDED IN VOLUME 1039, PAGE
 1364 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY,
 TEXAS.

05050C

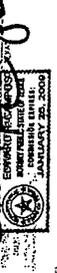
SHEET 1 OF 2

GENERAL NOTES:

- 1) THE CITY OF SAN ANTONIO HAS A POWER TO TAKE THE CREATIVE AND BEAUTIFUL
 PART OF ANY DEVELOPMENT. THE PLANNING DEPARTMENT HAS THE AUTHORITY TO
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PLATTING DEPARTMENT
 CITY OF SAN ANTONIO
 PLANNING DEPARTMENT
 1205 MARSHAL STREET
 SAN ANTONIO, TEXAS 78203
 PHONE: (512) 371-1000

OWNER DEVELOPER:
 DAZCON INVESTMENT, LTD.
 1816 CALLE DEL NORTE #48
 LARROD, TEXAS 78041
 PHONE: (512) 722-1998



STATE OF TEXAS
 XAVIER A. TORRES
 PROFESSIONAL SURVEYOR
 LICENSE NO. 93953
 EXPIRES JANUARY 20, 2000

REGISTERED PROFESSIONAL ENGINEER
Luis A. Lopez
 LICENSE NO. 12345
 EXPIRES JANUARY 20, 2000



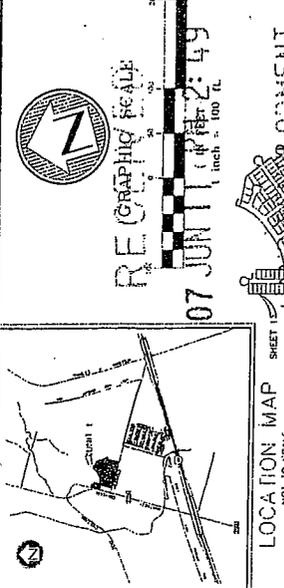
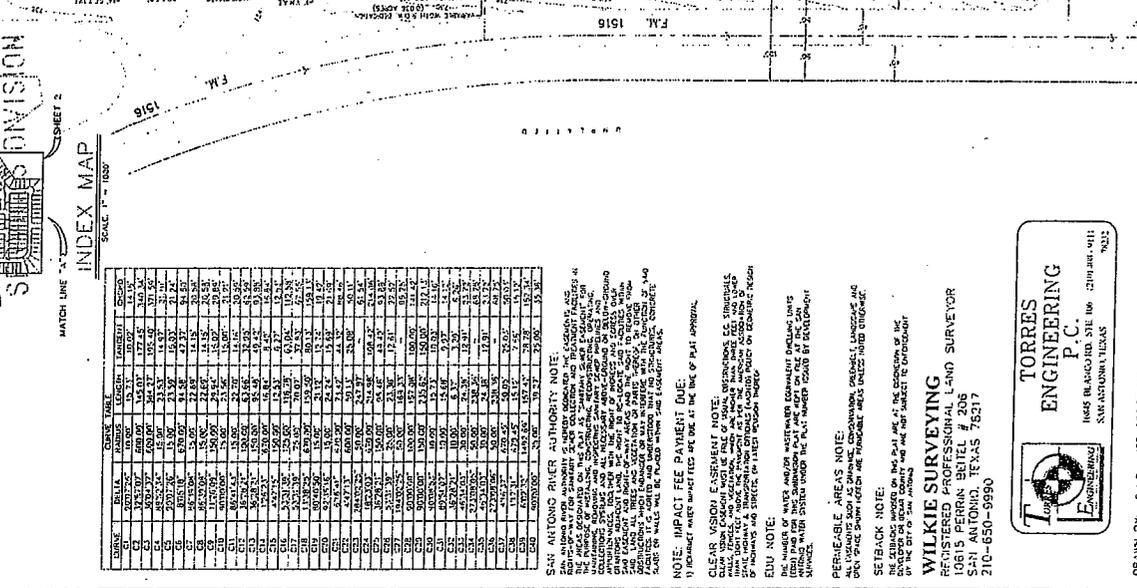
STATE OF TEXAS
 LUIS A. LOPEZ
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 EXPIRES JANUARY 20, 2000

CITY OF SAN ANTONIO
 PLANNING DEPARTMENT
 1205 MARSHAL STREET
 SAN ANTONIO, TEXAS 78203
 PHONE: (512) 371-1000

GENERAL NOTES:

- 1) ALL LOTS ARE TO BE DEVELOPED WITHIN THE SPECIFIED TIME FRAME.
- 2) ALL LOTS ARE TO BE DEVELOPED WITHIN THE SPECIFIED TIME FRAME.
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- 50) ALL LOTS ARE TO BE DEVELOPED WITHIN THE SPECIFIED TIME FRAME.

OWNER DEVELOPER:
 DAZCON INVESTMENT, LTD.
 1816 CALLE DEL NORTE #48
 LARROD, TEXAS 78041
 PHONE: (512) 722-1998



INDEX MAP
 SCALE: 1" = 100'

LOT	AREA (SQ. FT.)				
1	15,131	15,131	15,131	15,131	15,131
2	15,131	15,131	15,131	15,131	15,131
3	15,131	15,131	15,131	15,131	15,131
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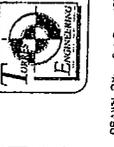
SAINT ANTONIO SUBURB AUTHORITY NOTE:
 THE SUBURB AUTHORITY HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDED AND FOR THE CITY OF SAN ANTONIO. THE SUBURB AUTHORITY HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDED AND FOR THE CITY OF SAN ANTONIO.

STATE OF TEXAS
 XAVIER A. TORRES
 PROFESSIONAL SURVEYOR
 LICENSE NO. 93953
 EXPIRES JANUARY 20, 2000

REGISTERED PROFESSIONAL ENGINEER
Luis A. Lopez
 LICENSE NO. 12345
 EXPIRES JANUARY 20, 2000

CITY OF SAN ANTONIO
 PLANNING DEPARTMENT
 1205 MARSHAL STREET
 SAN ANTONIO, TEXAS 78203
 PHONE: (512) 371-1000

WILKIE SURVEYING
 REGISTERED PROFESSIONAL LAND SURVEYOR
 10615 PERRIN BUENEL # 206
 SAN ANTONIO, TEXAS 78217
 210-650-9990



TORRES ENGINEERING P.C.
 1845 BRANCOLOMIE STE 106
 SAN ANTONIO, TEXAS 78214

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 15 June 27, 2007

HORIZON POINTE UNIT 3
SUBDIVISION NAME

MAJOR PLAT

060338
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 619 B-1

OWNER: Continental Homes of Texas, L.P., by Louis M. Christa

ENGINEER: M.W. Cude Engineers, L.L.C., by Ian J. Cude

CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 14, 2007

Location: Northeast of the intersection of I.H. 10 and N. Foster Rd.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #751, Woodlake Farms Ranch was accepted on April 30, 2003.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **21.592** acres consisting of **74** single family lots and **7,841.32** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
N.T.S.

THIS PLAT DOES NOT AFFECT, ALTER, REVOKE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWERAGE AND SANITATION, TELEVISION OR TELEPHONE SERVICE CONTRACTS OR RIGHTS OF UTILITY COMPANIES, TELEPHONE COMPANIES OR TELEVISION COMPANIES. ANY UTILITIES AND SERVICES CONTRACTS OR RIGHTS OF UTILITY COMPANIES, TELEPHONE COMPANIES OR TELEVISION COMPANIES SHALL REMAIN UNIMPAIRED AND UNIMPEDED BY THE CONSTRUCTION AND OPERATION OF THIS PLAT. THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT DOES NOT VIOLATE ANY CITY ORDINANCES OR REGULATIONS. THE CITY OF SAN ANTONIO, TEXAS, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT. THE CITY OF SAN ANTONIO, TEXAS, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE CITY OF SAN ANTONIO, TEXAS, IS NOT RESPONSIBLE FOR ANY DAMAGES, LOSSES OR INJURIES CAUSED BY THE CONSTRUCTION OR OPERATION OF THIS PLAT.



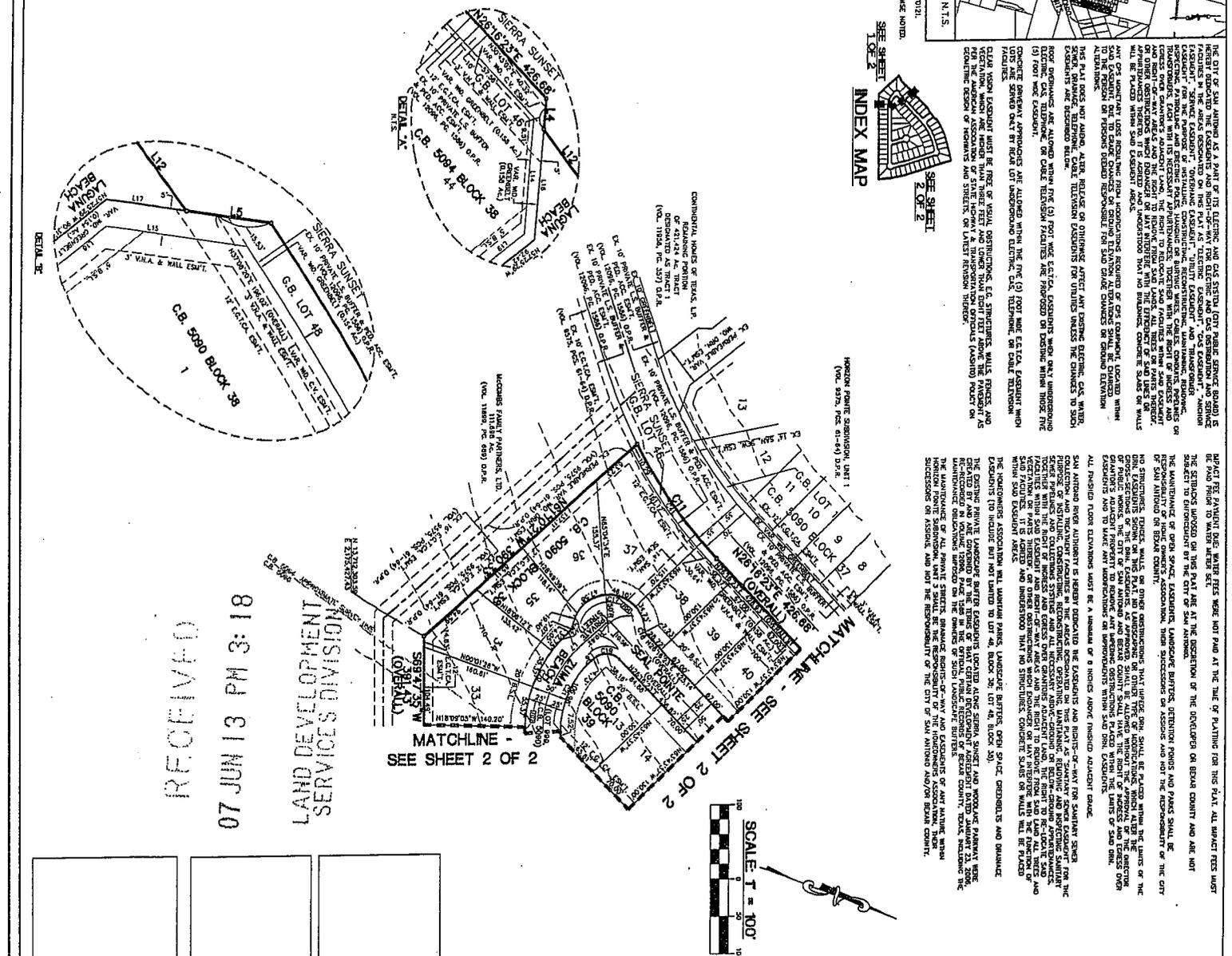
INDEX MAP

LEGEND

- B.L. - Boundary Line
- S.C. - Survey Corner
- D.P. - Old or Partial
- D.P.R. - Old or Partial Right of Way
- D.S. - Old or Partial Sewer
- D.W. - Old or Partial Water
- D.G. - Old or Partial Gas
- D.E. - Old or Partial Electric
- D.T. - Old or Partial Telephone
- D.C. - Old or Partial Cable
- D.P. - Old or Partial Public
- D.P. - Old or Partial Private
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- D.P. - Old or Partial Water
- D.P. - Old or Partial Gas
- D.P. - Old or Partial Electric
- D.P. - Old or Partial Telephone
- D.P. - Old or Partial Cable
- D.P. - Old or Partial Public
- D.P. - Old or Partial Private

CURVE TABLE

CURVE RADII	DELTA	TANGENT LENGTH
51	69.000'	86.362'
52	70.000'	87.177'
53	71.000'	88.000'
54	72.000'	88.833'
55	73.000'	89.677'
56	74.000'	90.533'
57	75.000'	91.400'
58	76.000'	92.277'
59	77.000'	93.167'
60	78.000'	94.067'
61	79.000'	94.977'
62	80.000'	95.897'
63	81.000'	96.827'
64	82.000'	97.767'
65	83.000'	98.717'
66	84.000'	99.677'
67	85.000'	100.647'
68	86.000'	101.627'
69	87.000'	102.617'
70	88.000'	103.617'
71	89.000'	104.627'
72	90.000'	105.647'
73	91.000'	106.677'
74	92.000'	107.717'
75	93.000'	108.767'
76	94.000'	109.827'
77	95.000'	110.897'
78	96.000'	111.977'
79	97.000'	113.067'
80	98.000'	114.167'
81	99.000'	115.277'
82	100.000'	116.397'
83	101.000'	117.527'
84	102.000'	118.667'
85	103.000'	119.817'
86	104.000'	120.977'
87	105.000'	122.147'
88	106.000'	123.327'
89	107.000'	124.517'
90	108.000'	125.717'
91	109.000'	126.927'
92	110.000'	128.147'
93	111.000'	129.377'
94	112.000'	130.617'
95	113.000'	131.867'
96	114.000'	133.127'
97	115.000'	134.397'
98	116.000'	135.677'
99	117.000'	136.967'
100	118.000'	138.267'



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LAND DEVELOPMENT
SERVICES DIVISION

PLAT NO. 060338

AW CORP ENGINEERS, L.L.C.
SAN ANTONIO, TEXAS 78258
210 W. LOOP WEST, SUITE 200
SAN ANTONIO, TEXAS 78208
CONTACT: (214) 441-2211
WWW.AWENGINEERS.COM

SUBDIVISION PLAT
HORIZON PONTE
ESTABLISHING
SUBDIVISION UNIT 3

THIS PLAT OF SA ANTONIO, TEXAS, IS HEREBY OPERATED BY THE SA ANTONIO, TEXAS, CITY ENGINEERS AND SURVEYORS AND THE SA ANTONIO, TEXAS, CITY ENGINEERS AND SURVEYORS. THE SA ANTONIO, TEXAS, CITY ENGINEERS AND SURVEYORS HAVE REVIEWED THIS PLAT AND HAVE DETERMINED THAT IT DOES NOT VIOLATE ANY CITY ORDINANCES OR REGULATIONS. THE SA ANTONIO, TEXAS, CITY ENGINEERS AND SURVEYORS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SA ANTONIO, TEXAS, CITY ENGINEERS AND SURVEYORS ARE NOT RESPONSIBLE FOR ANY DAMAGES, LOSSES OR INJURIES CAUSED BY THE CONSTRUCTION OR OPERATION OF THIS PLAT.

STATE OF TEXAS
COUNTY OF BEJAR
COUNTY CLERK, BEJAR COUNTY, TEXAS

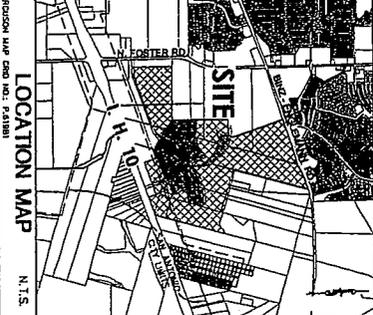
STATE OF TEXAS
COUNTY OF BEJAR
COUNTY CLERK, BEJAR COUNTY, TEXAS

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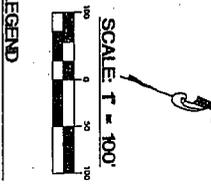
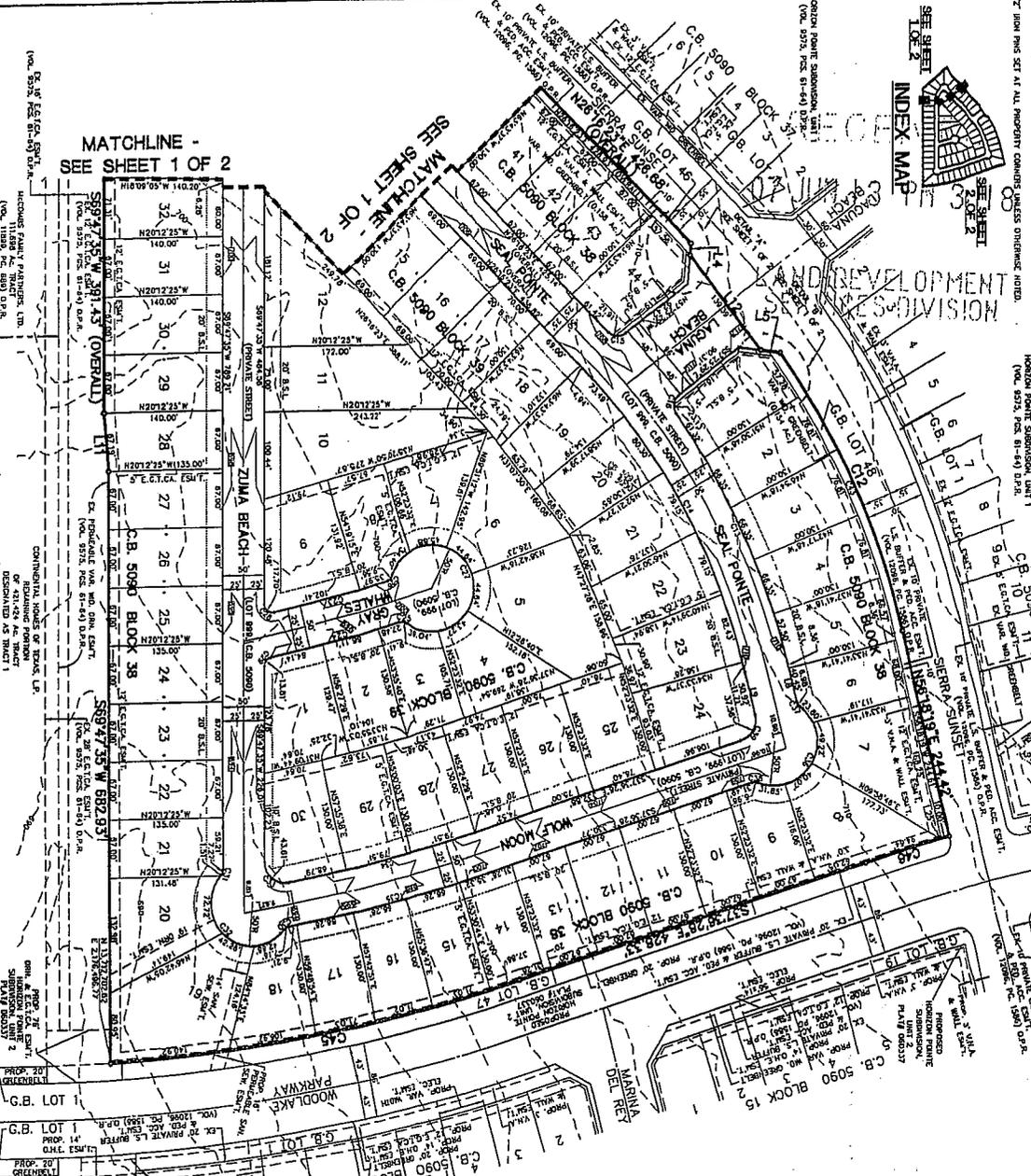


SITE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITIES (UT) PUBLIC SERVICE COMPANY'S FACILITIES IN THE AREA DESCRIBED ON THE PLAN AS TELETYPE EXHAUSTOR, GAS EXHAUSTOR, AND/OR EXHAUSTOR FOR THE PURPOSE OF IMPROVING CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRS, OPERATIONS, AND/OR EXPANSION OF THE FACILITIES DESCRIBED ON THE PLAN. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITIES (UT) PUBLIC SERVICE COMPANY'S FACILITIES IN THE AREA DESCRIBED ON THE PLAN AS TELETYPE EXHAUSTOR, GAS EXHAUSTOR, AND/OR EXHAUSTOR FOR THE PURPOSE OF IMPROVING CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRS, OPERATIONS, AND/OR EXPANSION OF THE FACILITIES DESCRIBED ON THE PLAN.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITIES (UT) PUBLIC SERVICE COMPANY'S FACILITIES IN THE AREA DESCRIBED ON THE PLAN AS TELETYPE EXHAUSTOR, GAS EXHAUSTOR, AND/OR EXHAUSTOR FOR THE PURPOSE OF IMPROVING CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRS, OPERATIONS, AND/OR EXPANSION OF THE FACILITIES DESCRIBED ON THE PLAN.

INDEX MAP



LEGEND

- 1. BOUNDARY LINE
- 2. CURVE CENTER
- 3. CURVE RADIUS
- 4. CURVE BEARING
- 5. RIGHT-OF-WAY
- 6. EASEMENT
- 7. UTILITY LINE
- 8. STREET CENTERLINE
- 9. RIGHT-OF-WAY CENTERLINE
- 10. EASEMENT CENTERLINE
- 11. LOT CORNER
- 12. EASEMENT CORNER
- 13. UTILITY CORNER
- 14. STREET CORNER
- 15. RIGHT-OF-WAY CORNER
- 16. EASEMENT CORNER
- 17. UTILITY CORNER
- 18. STREET CORNER
- 19. RIGHT-OF-WAY CORNER
- 20. EASEMENT CORNER
- 21. UTILITY CORNER
- 22. STREET CORNER
- 23. RIGHT-OF-WAY CORNER
- 24. EASEMENT CORNER
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- 41. UTILITY CORNER
- 42. STREET CORNER
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- 44. EASEMENT CORNER
- 45. UTILITY CORNER
- 46. STREET CORNER
- 47. RIGHT-OF-WAY CORNER
- 48. EASEMENT CORNER
- 49. UTILITY CORNER
- 50. STREET CORNER

STATE OF TEXAS

COUNTY OF BEAUMONT

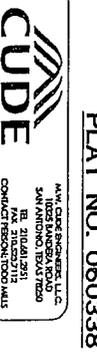
WE, THE UNDERSIGNED ABUTTING OWNERS OF THE LAND SHOWN ON THE PLAN, HEREBY AGREE TO SUBMIT TO THE JURISDICTION OF THE COMMISSIONERS COURT OF THE COUNTY OF BEAUMONT, TEXAS, AND TO THE JUDICIAL OFFICES OF THE COUNTY CLERK OF SAID COUNTY, TEXAS, FOR THE PURPOSE OF OBTAINING A SUBDIVISION PLAT FOR THE LAND SHOWN ON THE PLAN AS DESCRIBED IN THE PLAN, AND TO THE EFFECT THAT THE PLAT BEING APPROVED BY SAID COMMISSIONERS COURT ON THIS _____ DAY OF _____ A.D. 2007.

_____ COUNTY CLERK, BEAUMONT COUNTY, TEXAS

_____ COUNTY CLERK, BEAUMONT COUNTY, TEXAS

DATE: JUNE 20, 2007

SHEET 2 OF 2



PLAT NO. 060338

ESTABLISHING
HORIZON SUBDIVISION UNIT 3

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITIES (UT) PUBLIC SERVICE COMPANY'S FACILITIES IN THE AREA DESCRIBED ON THE PLAN AS TELETYPE EXHAUSTOR, GAS EXHAUSTOR, AND/OR EXHAUSTOR FOR THE PURPOSE OF IMPROVING CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRS, OPERATIONS, AND/OR EXPANSION OF THE FACILITIES DESCRIBED ON THE PLAN.

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 16 June 27, 2007

ALAMO RANCH U-39A PUD
SUBDIVISION NAME

MAJOR PLAT

060519
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-5

OWNER: Pulte Homes of Texas, L.P., by Arnold Briones

ENGINEER: Pape Dawson Engineers, by Shauna Weaver, P.E.

CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 13, 2007

Location: Southwest of the intersection of Culebra Rd. and Loop 1604

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #808D, Alamo Ranch/ Del Webb Ph-2 was accepted on November 13, 2006.

PUD # 06-023, Alamo Ranch/ Del Webb Ph-2 was approved on November 8, 2006.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat 38.17 acres consisting of 121 single family lots and 4,506 linear feet of private streets.

DISCUSSION:

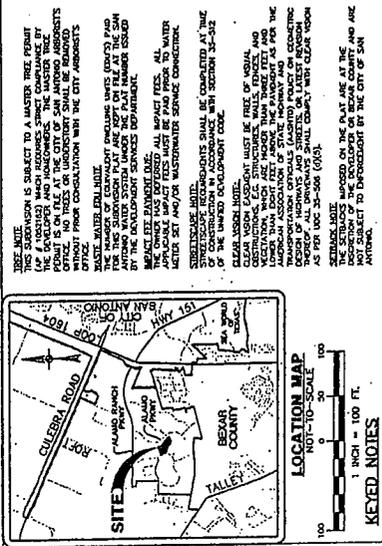
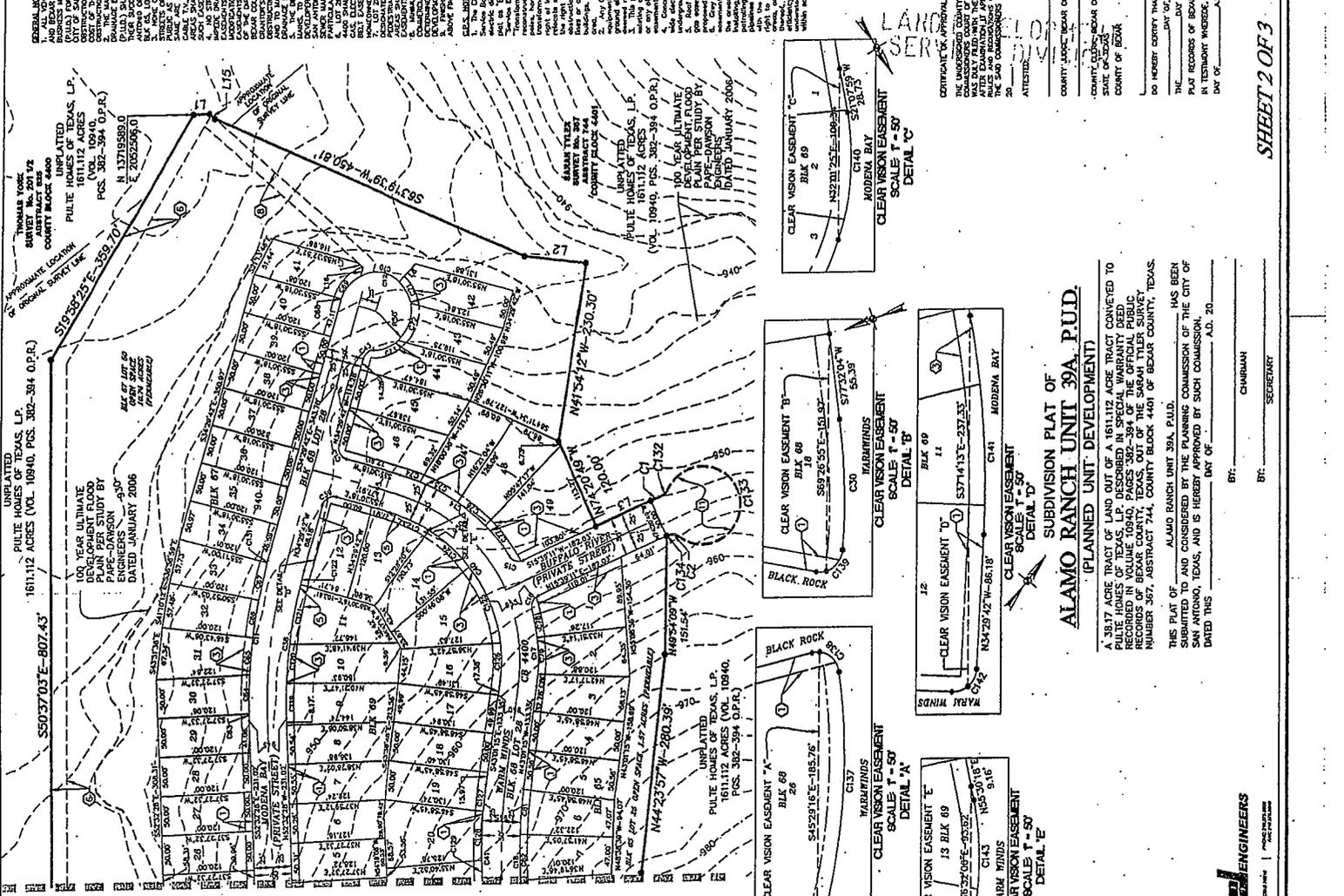
It is noted that because plat # 060512, Alamo Ranch- Del Webb, Unit 2, PUD, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

ALL ADDRESSES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO...
 UNPLATTED
 PULITE HOMES OF TEXAS, LP
 1611.112 ACRES (VOL. 0940, PGS. 382-394 O.P.R.)
 UNPLATTED
 PULITE HOMES OF TEXAS, LP
 1611.112 ACRES (VOL. 0940, PGS. 382-394 O.P.R.)
 100-YEAR ULTIMATE
 PLAN PER STUDY BY
 PAPE-DAWSON
 ENGINEERS
 DATED JANUARY 2006

1. ALL ADDRESSES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO...
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- KEYED NOTES**
1. 1/2" GAS, 10' DEPTH
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LEGEND

DAK. DOTTED BOUNDARY OF BEAR COUNTY, TEXAS

NEW CITY BLOCK

OFFICIAL PUBLIC RECORDS OF

D.P.R. BEG. AND PLAY RECORDS OF

MARK RIGHT OF WAY

NOTES:

1. 1/2" GAS, 10' DEPTH
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FORM
3. PLAT, AS PER COORDINATES DERIVED FROM THE BLM (NAD 83) REFERENCES
4. BEAR COUNTY PUBLIC RECORDS OF
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50. BEAR COUNTY PUBLIC RECORDS OF

DETAIL 'A'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'A'

DETAIL 'B'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'B'

DETAIL 'C'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'C'

DETAIL 'D'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'D'

DETAIL 'E'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'E'

DETAIL 'F'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'F'

DETAIL 'G'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'G'

DETAIL 'H'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'H'

DETAIL 'I'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'I'

DETAIL 'J'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'J'

DETAIL 'K'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'K'

DETAIL 'L'
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 CLEAR VISION EASEMENT 'L'

DETAIL 'M'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'M'

DETAIL 'N'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'N'

DETAIL 'O'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'O'

DETAIL 'P'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'P'

DETAIL 'Q'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'Q'

DETAIL 'R'
 SCALE 1" = 50'
 CLEAR VISION EASEMENT 'R'

STATE OF TEXAS
 COUNTY OF BEAR
 I, FRANCIS B. WHITE, County Clerk of Bear County, Texas, do hereby certify that the above plat, containing the subdivision of the 1611.112 acre tract out of a 1611.112 acre tract conveyed to PULITE HOMES OF TEXAS, LP, as described in Special Warranty Deed recorded in Public Records of Bear County, Texas, out of the SARAH TILKER SURVEY, BEAR COUNTY, TEXAS, ABSTRACT 744, COUNTY BLOCK 4401 OF BEAR COUNTY, TEXAS, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____ A.D. 20__.

FRANCIS B. WHITE
 County Clerk of Bear County, Texas

PAPE-DAWSON ENGINEERS
 4402
 SAN ANTONIO, TEXAS

LINE	LENGTH	BEARING	CURVE BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD	CURVED BEARING
L1	20.52	S77°44'53"W	13.53	C72	52.45	50.00	28.93	63.29	S77°44'53"E	50.00	CURVED BEARING
L2	81.47	S42°20'00"W	8.70	C73	37.75	50.00	42.52	50.86	S42°20'00"E	50.00	CURVED BEARING
L3	78.23	S15°29'11"W	15.15	C74	37.75	50.00	42.52	50.86	S15°29'11"E	50.00	CURVED BEARING
L4	50.57	N74°12'30"W	13.42	C75	57.02	250.00	28.64	130.40	N74°12'30"E	50.86	CURVED BEARING
L5	50.93	N84°32'42"W	21.53	C76	56.97	250.00	28.11	103.33	N84°32'42"E	46.02	CURVED BEARING
L6	4.89	N27°45'49"W	57.13	C77	56.97	250.00	28.11	103.33	N27°45'49"E	50.89	CURVED BEARING
L7	8.09	S89°24'19"W	79.39	C78	38.54	250.00	34.77	104.53	S89°24'19"E	46.79	CURVED BEARING
L8	31.26	N61°42'15"W	19.82	C79	46.92	250.00	28.11	103.33	N61°42'15"E	51.58	CURVED BEARING
L9	31.26	N61°42'15"W	19.82	C80	46.92	250.00	28.11	103.33	N61°42'15"E	51.58	CURVED BEARING
L10	57.24	S201°25'58"W	44.23	C81	58.87	800.00	10.74	93.72	S201°25'58"E	58.87	CURVED BEARING
L11	57.24	S201°25'58"W	44.23	C82	58.87	800.00	10.74	93.72	S201°25'58"E	58.87	CURVED BEARING
L12	85.97	N307°17'17"W	63.45	C83	58.87	800.00	10.74	93.72	N307°17'17"E	58.87	CURVED BEARING
L13	85.97	N307°17'17"W	63.45	C84	58.87	800.00	10.74	93.72	N307°17'17"E	58.87	CURVED BEARING
L14	9.60	S50°21'00"W	91.85	C85	58.87	800.00	10.74	93.72	S50°21'00"E	58.87	CURVED BEARING
L15	25.71	S58°56'12"E	81.80	C86	58.87	800.00	10.74	93.72	S58°56'12"W	58.87	CURVED BEARING
L16	31.26	S89°24'19"W	79.39	C87	38.54	250.00	34.77	104.53	S89°24'19"E	46.79	CURVED BEARING
L17	31.26	N61°42'15"W	19.82	C88	46.92	250.00	28.11	103.33	N61°42'15"E	51.58	CURVED BEARING
L18	31.26	N61°42'15"W	19.82	C89	46.92	250.00	28.11	103.33	N61°42'15"E	51.58	CURVED BEARING
L19	31.26	N61°42'15"W	19.82	C90	46.92	250.00	28.11	103.33	N61°42'15"E	51.58	CURVED BEARING
L20	23.95	S89°24'19"W	79.39	C91	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L21	23.95	S89°24'19"W	79.39	C92	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L22	25.71	S58°56'12"E	81.80	C93	46.92	250.00	28.11	103.33	S58°56'12"W	46.79	CURVED BEARING
L23	25.71	S58°56'12"E	81.80	C94	46.92	250.00	28.11	103.33	S58°56'12"W	46.79	CURVED BEARING
L24	25.71	S58°56'12"E	81.80	C95	46.92	250.00	28.11	103.33	S58°56'12"W	46.79	CURVED BEARING
L25	25.71	S58°56'12"E	81.80	C96	46.92	250.00	28.11	103.33	S58°56'12"W	46.79	CURVED BEARING
L26	25.71	S58°56'12"E	81.80	C97	46.92	250.00	28.11	103.33	S58°56'12"W	46.79	CURVED BEARING
L27	16.88	S50°21'00"W	91.85	C98	46.92	250.00	28.11	103.33	S50°21'00"E	46.79	CURVED BEARING
L28	22.85	S15°29'11"W	15.15	C99	46.92	250.00	28.11	103.33	S15°29'11"E	46.79	CURVED BEARING
L29	59.21	S60°00'00"W	44.23	C100	59.21	250.00	29.97	35.28	S60°00'00"E	59.21	CURVED BEARING
L30	83.95	S45°00'00"W	44.23	C101	83.95	250.00	29.97	35.28	S45°00'00"E	59.21	CURVED BEARING
L31	83.95	S45°00'00"W	44.23	C102	83.95	250.00	29.97	35.28	S45°00'00"E	59.21	CURVED BEARING
L32	31.26	S89°24'19"W	79.39	C103	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L33	31.26	S89°24'19"W	79.39	C104	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L34	31.26	S89°24'19"W	79.39	C105	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L35	31.26	S89°24'19"W	79.39	C106	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L36	31.26	S89°24'19"W	79.39	C107	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L37	31.26	S89°24'19"W	79.39	C108	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L38	31.26	S89°24'19"W	79.39	C109	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L39	31.26	S89°24'19"W	79.39	C110	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L40	31.26	S89°24'19"W	79.39	C111	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L41	31.26	S89°24'19"W	79.39	C112	46.92	250.00	28.11	103.33	S89°24'19"E	46.79	CURVED BEARING
L42	20.65	S15°29'11"W	15.15	C113	62.57	500.00	35.15	37.40	S15°29'11"E	51.58	CURVED BEARING
L43	20.65	S15°29'11"W	15.15	C114	62.57	500.00	35.15	37.40	S15°29'11"E	51.58	CURVED BEARING
L44	51.28	S89°24'19"W	79.39	C115	110.85	1600.00	4.94	61.95	S89°24'19"E	110.85	CURVED BEARING
L45	15.90	S90°00'00"W	7.95	C116	68.79	1600.00	34.94	24.38	S90°00'00"E	68.79	CURVED BEARING
L46	46.40	S90°00'00"W	3.95	C117	142.85	1600.00	1.57	109.35	S90°00'00"E	142.85	CURVED BEARING
L47	46.40	S90°00'00"W	3.95	C118	85.25	1600.00	43.67	30.31	S90°00'00"E	85.25	CURVED BEARING
L48	47.87	S90°00'00"W	3.95	C119	45.43	1600.00	22.75	14.10	S90°00'00"E	45.43	CURVED BEARING
L49	47.87	S90°00'00"W	3.95	C120	45.43	1600.00	22.75	14.10	S90°00'00"E	45.43	CURVED BEARING
L50	46.84	S90°00'00"W	3.95	C121	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L51	47.84	S90°00'00"W	3.95	C122	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L52	46.84	S90°00'00"W	3.95	C123	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L53	46.84	S90°00'00"W	3.95	C124	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L54	46.84	S90°00'00"W	3.95	C125	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L55	46.84	S90°00'00"W	3.95	C126	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L56	46.84	S90°00'00"W	3.95	C127	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L57	46.84	S90°00'00"W	3.95	C128	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L58	46.84	S90°00'00"W	3.95	C129	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L59	46.84	S90°00'00"W	3.95	C130	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L60	46.84	S90°00'00"W	3.95	C131	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L61	46.84	S90°00'00"W	3.95	C132	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L62	46.84	S90°00'00"W	3.95	C133	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L63	46.84	S90°00'00"W	3.95	C134	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L64	46.84	S90°00'00"W	3.95	C135	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L65	46.84	S90°00'00"W	3.95	C136	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L66	46.84	S90°00'00"W	3.95	C137	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L67	46.84	S90°00'00"W	3.95	C138	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L68	46.84	S90°00'00"W	3.95	C139	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L69	46.84	S90°00'00"W	3.95	C140	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L70	46.84	S90°00'00"W	3.95	C141	50.16	1600.00	29.69	14.22	S90°00'00"E	50.16	CURVED BEARING
L71	31.83	S90°00'00"W	16.48	C142	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L72	31.83	S90°00'00"W	16.48	C143	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L73	31.83	S90°00'00"W	16.48	C144	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L74	31.83	S90°00'00"W	16.48	C145	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L75	31.83	S90°00'00"W	16.48	C146	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L76	31.83	S90°00'00"W	16.48	C147	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L77	31.83	S90°00'00"W	16.48	C148	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L78	31.83	S90°00'00"W	16.48	C149	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L79	31.83	S90°00'00"W	16.48	C150	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING
L80	31.83	S90°00'00"W	16.48	C151	12.46	15.00	6.82	47.35	S90°00'00"E	12.46	CURVED BEARING

THIS SUBDIVISION IS SUBJECT TO A MASTER PLAT RECORDED IN VOLUME 10940, PAGES 302-309, OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY REFERRED TO AS "ALAMO RANCH UNIT 39A, P.U.D." THE PLAT NUMBER OF THE MASTER PLAT IS 0605.

THE BEAR COUNTY PUBLIC RECORDS CONTAIN THE RECORDS OF THE CITY OF SAN ANTONIO, TEXAS, AND THE PLAT NUMBER OF THE CITY OF SAN ANTONIO IS 0605.

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**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 17 June 27, 2007

ALAMO RANCH UNIT 36
SUBDIVISION NAME

MAJOR PLAT

060575
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-5

OWNER: Pulte Homes of Texas, L.P., by Arnold Briones

ENGINEER: Pape Dawson Engineers, by Shauna Weaver

CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: June 11, 2007

Location: At the northwest corner of La Villita Way and Alamo Parkway

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #808D, Alamo Ranch was accepted on May 26, 2006.

Proposed Use: Single Family Residential

Major Thoroughfare: Alamo Parkway is a primary arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **25.12** acres consisting of **94** single family lots and **3,622** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PERMITS... PLATE HOMES OF TEXAS, L.P. (VOL. 100-140, P. 282-304 O.D.P.)

LA VILITA WAY (70' R.O.W.) N315°15'18"E 181.65'

MAURER RANCH (PUBLIC STREET) N42°29'41"E 70.00'

MASSIE RANCH (PUBLIC STREET) N42°29'41"E 70.00'

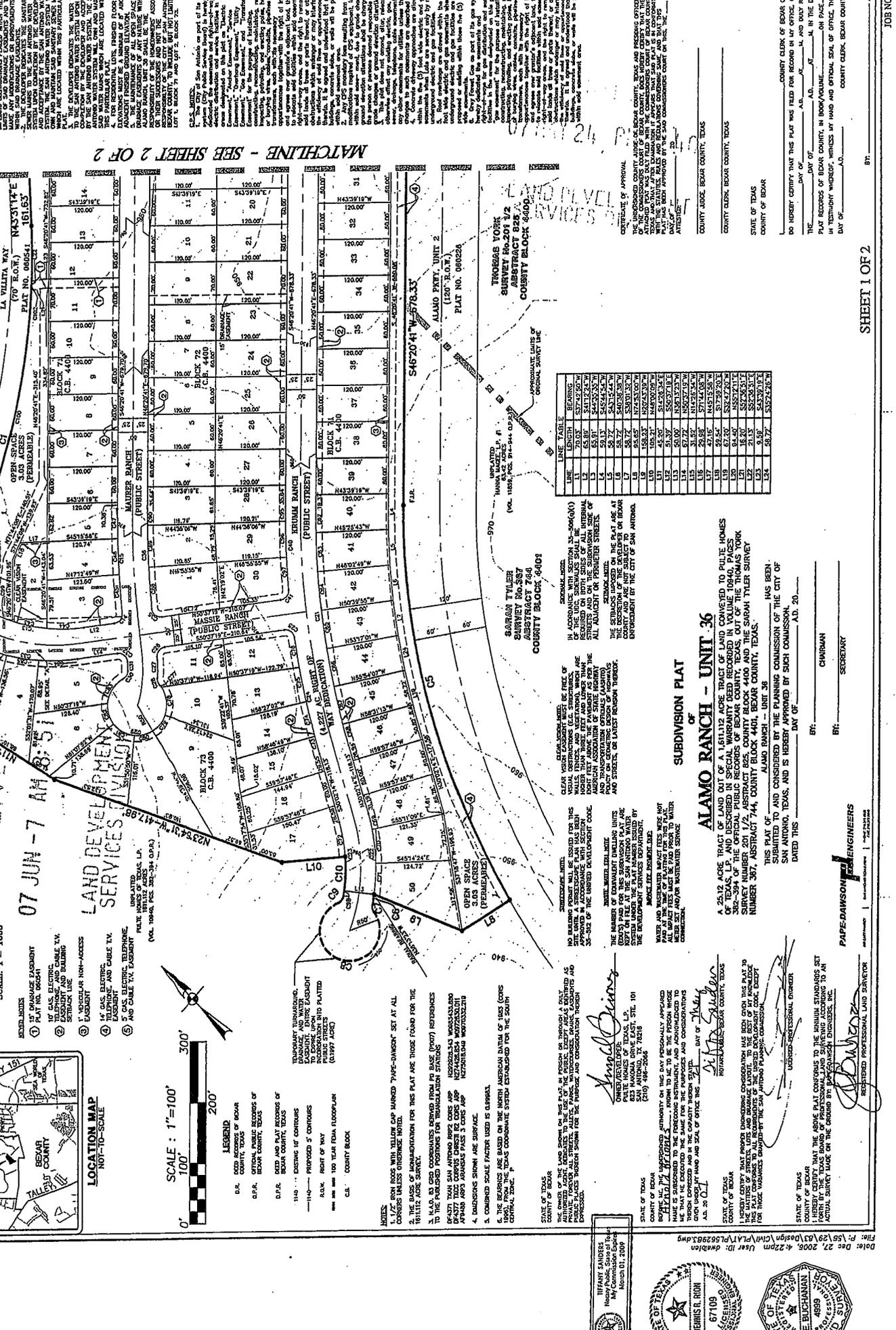
ALAMO PRFT. UNIT 2 (120' R.O.W.) S46°20'41"W 678.33'

THOMAS YORK SURVEY No. 201 1/2 ABSTRACT 828 COUNTY BLOCK 4400

SARAH TYLER SURVEY No. 587 ABSTRACT 744 COUNTY BLOCK 4401

RECEIVED 07 JUN - 7 AM '08

LAND DEVELOPMENT SERVICES DIVISION



LINE TABLE with columns: LINE, LENGTH, BEARING

IN ADVANCE WITH SECTION 30-306(G) OF THE SUBDIVISION ACT...

THE SEPARATE UNITS ON THE PLAT ARE AT THE DISCRETION OF THE CITY OF SAN ANTONIO, TEXAS...

IN ACCORDANCE WITH SECTION 30-306(G) OF THE SUBDIVISION ACT...

THE NUMBER OF EQUIVALENT DWELLING UNITS TO BE PERMITTED ON THIS PLAT...

WATER AND WASTEWATER SERVICE FEES WILL BE PAID BY THE PLATTEE...

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SUBDIVISION UNTIL THE PLATTEE...

CELEBRATION NOTE: CLEAR OBSTRUCTIONS (E.G. STRUCTURES, TREES, ETC.)...

INDEX MAP SCALE: 1" = 1000'

LEGEND: D.A. - DATA RECORDS OF BOUNDARY, D.P.A. - DEED PUBLIC ADDRESS OF BOUNDARY, D.P.E. - DEED AND PLAT RECORDS OF BOUNDARY, etc.

LOCATION MAP NOT TO SCALE

SCALE: 1" = 100'

NOTES: 1. THE BOUNDARY OF THIS PLAT IS SHOWN ON THE PLAT...

LEGEND: D.A. - DATA RECORDS OF BOUNDARY, D.P.A. - DEED PUBLIC ADDRESS OF BOUNDARY, D.P.E. - DEED AND PLAT RECORDS OF BOUNDARY, etc.

NOTES: 1. THE BOUNDARY OF THIS PLAT IS SHOWN ON THE PLAT...

NOTES: 1. THE BOUNDARY OF THIS PLAT IS SHOWN ON THE PLAT...

STATE OF TEXAS COUNTY OF BEAR COUNTY

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 18 June 27, 2007

CULEBRA POINTE
SUBDIVISION NAME

MAJOR PLAT

060610
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 C-3

OWNER: Shops at Westpointe, Ltd., by Barclay Anthony

ENGINEER: Pape-Dawson Engineers, Inc., by Brice Moczygemba

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: June 13, 2007

Location: On the north side of FM. 471- Culebra Road, east of FM 1604

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Proposed Use: Mixed Use Commercial

Major Thoroughfare: Culebra is a primary arterial, Type A, minimum R.O.W.
120 feet.

APPLICANT'S PROPOSAL:

To plat **6.943** acres consisting of **5** non-single family lots.

STAFF RECOMMENDATION:

Approval.

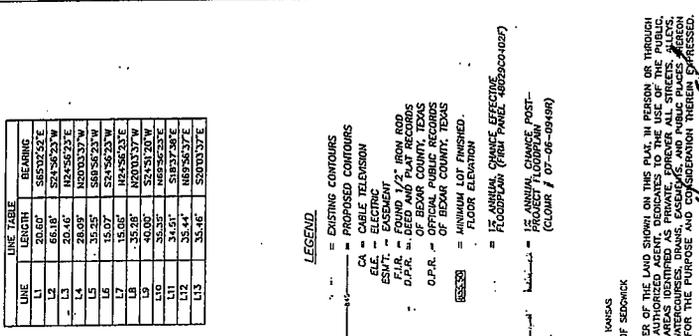
WASTEWATER FLOW... IMPACT FEE PAYMENT DUE... ALL ACCESS DREWS SHALL BE PROVIDED WITH CLEAR VIEW AREA...

Table with columns: CURVE, RADIUS, CHORD, DELTA, CHORD BEARING. Rows C1 through C5.

IMPACT FEE PAYMENT DUE... ALL ACCESS DREWS SHALL BE PROVIDED WITH CLEAR VIEW AREA...

1. ALL ACCESS DREWS SHALL BE PROVIDED WITH CLEAR VIEW AREA IN ACCORDANCE WITH UDC 35-09(A)(4)...

1. THE RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY 97...



OWNER: HRS PARTNERSHIP... OWNER: S.H. GARCIA-ALLEN... DETAILED SURVEY INFORMATION AND NOTES.

Table with columns: LINE, LENGTH, BEARING. Rows L1 through L13.

LEGEND... EXISTING CONTOURS... PROPOSED CONTOURS... EASEMENT...

STATE OF TEXAS... COUNTY OF BEAR... HEBERT CERTIFY THAT THE PLAT... SANDRA M. STEVENS... NOTARY PUBLIC...

NOTE: FOR EASEMENT DETAILS AND TIE-DOWNS, SEE SHEET 2 OF 2.

SUBDIVISION PLAT OF CULEBRA POINTE... 6.846 ACRE TRACT OF LAND BEING ALL OF A 6.815 ACRE TRACT CONVEYED TO SHOPS AT WESTPONTE, LTD...

SHOPS AT WESTPONTE, LTD... 2829 MOSSCROCK, SUITE 287... SAN ANTONIO, TEXAS 78230... PHONE 210-342-2800

PAPE-DAWSON ENGINEERS... 6547... SAN ANTONIO TEXAS 78215... PHONE 210-543-9000

OWNER: SANDRA M. STEVENS... NOTARY PUBLIC - State of Texas... DATE: 07-06-09

STATE OF TEXAS... COUNTY OF BEAR... HEBERT CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

FILE: P:\6547\07_06_09\1st_Plat\PLAT_060610.dwg... DATE: 07 JUN 14 AM 9:52

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 19 June 27, 2007

WILDHORSE VISTA U-2
SUBDIVISION NAME

MAJOR PLAT

070199
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 546 B-7

OWNER: Wildhorse Vista Partners, Ltd., by James Kerby

ENGINEER: KD Engineering, LLC., by William Fey, P.E.

CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 11, 2007

Location: Northeast of the intersection of Galm and Shaenfield

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #826, Wildhorse Vista was accepted on July 12, 2005.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **25.638** acres consisting of **152** single family lots and **5,125** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 20 June 27, 2007

**ASHLEY HEIGHTS PUD
SUBDIVISION NAME**

MAJOR PLAT

**070281
PLAT #**

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 682 F-2

OWNER: Ashley Heights Dev., by Rudolfo Gonzalez

ENGINEER: Gomez-Garcia & Associates, by Alejandro Gomez

CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: June 19, 2007

Location: On the north side of Ashley Road, west of Troy

Services Available: Bexar Metropolitan Water District and SAWS Sewer

**Zoning: MF-33 Multy Family
PUD Planned Unit Development**

Plat is in accordance with:

PUD # 07-006, Ashley Heights was approved on April 11, 2007.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **21.758** acres consisting of **124** single family lots and **3,900** linear feet of private streets.

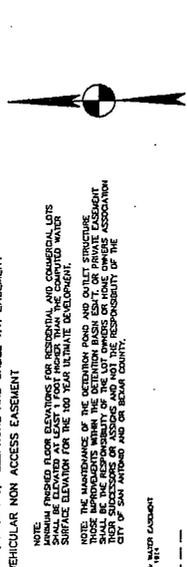
STAFF RECOMMENDATION:

Approval.

LEGEND
● 1/2" IRON ROD FOUND (UNLESS NOTED)
○ 1/2" IRON ROD
- - - EXISTING CONTOURS
- - - 6.50'
12' G.E.T.C.V. ESMT. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
14' G.E.T.C.V. ESMT. 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
5' G.E.T.C.V. ESMT. 5' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
1' V.N.A.E.

WARRANTY NOTES: THE NUMBER OF INDEPENDENT COMPANIES...
UTILITIES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS...
STREETScape: UIC 33-312 STREETScape WILL BE COMPILED WITH DURING THE BUILDING...
N.C.B. 901

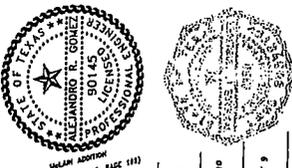
GENERAL NOTES:
1. THE PLAT DOES NOT AFFECT...
2. THE HAD AS STATE PLANS...
3. THE HAD AS STATE PLANS...
4. THE HAD AS STATE PLANS...



NOTE: HORIZONTAL PLUMB LINE ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS...
NOTE: THE HORIZONTALS OF THE SECTION BARS AND BULLET STRUCTURES...
NOTE: THE HORIZONTALS OF THE SECTION BARS, ESMT. OR PRIVATE EASEMENT...
NOTE: THE HORIZONTALS OF THE SECTION BARS, ESMT. OR PRIVATE EASEMENT...
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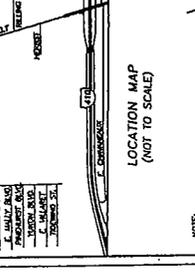
SUBDIVISION PLAT ESTABLISHING ASHLEY HEIGHTS SUBDIVISION PLANNED UNIT DEVELOPMENT

A 21,758 ACRE TRACT OF LAND CALLED A 21,745 ACRE TRACT AS...
REAL PROPERTY OF BEAR COUNTY, TEXAS; BEING ALSO OUT OF...
MANUEL LEAL SURVEY NUMBER 30, ABSTRACT NUMBER 419, NEW C...
BLOCKS 11153 AND 11154, SAN ANTONIO, BEAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEAR
I, Alejandro R. Gomez, Licensed Professional Engineer...
DATE: 6-05-07

STATE OF TEXAS
COUNTY OF BEAR
I, James T. Durican, County Clerk...
DATE: 6-05-07



NOTE: BLOCK 1, S.E.S. 11153 AND...
LOT 301, BLOCK 1, N.C.B. 11153 SHALL...
BE A UNIT OF THE PLANNED UNIT DEVELOPMENT AND...
BE A UNIT OF THE PLANNED UNIT DEVELOPMENT AND...
BE A UNIT OF THE PLANNED UNIT DEVELOPMENT AND...

CURVE	RADIUS	CHORD	ARC LENGTH	AREA	PERCENT
C1	150.00	149.99	157.08	149.99	100.00
C2	150.00	149.99	157.08	149.99	100.00
C3	150.00	149.99	157.08	149.99	100.00
C4	150.00	149.99	157.08	149.99	100.00
C5	150.00	149.99	157.08	149.99	100.00
C6	150.00	149.99	157.08	149.99	100.00
C7	150.00	149.99	157.08	149.99	100.00
C8	150.00	149.99	157.08	149.99	100.00
C9	150.00	149.99	157.08	149.99	100.00
C10	150.00	149.99	157.08	149.99	100.00
C11	150.00	149.99	157.08	149.99	100.00
C12	150.00	149.99	157.08	149.99	100.00
C13	150.00	149.99	157.08	149.99	100.00
C14	150.00	149.99	157.08	149.99	100.00
C15	150.00	149.99	157.08	149.99	100.00
C16	150.00	149.99	157.08	149.99	100.00
C17	150.00	149.99	157.08	149.99	100.00
C18	150.00	149.99	157.08	149.99	100.00
C19	150.00	149.99	157.08	149.99	100.00
C20	150.00	149.99	157.08	149.99	100.00
C21	150.00	149.99	157.08	149.99	100.00
C22	150.00	149.99	157.08	149.99	100.00
C23	150.00	149.99	157.08	149.99	100.00
C24	150.00	149.99	157.08	149.99	100.00
C25	150.00	149.99	157.08	149.99	100.00
C26	150.00	149.99	157.08	149.99	100.00
C27	150.00	149.99	157.08	149.99	100.00
C28	150.00	149.99	157.08	149.99	100.00
C29	150.00	149.99	157.08	149.99	100.00
C30	150.00	149.99	157.08	149.99	100.00
C31	150.00	149.99	157.08	149.99	100.00
C32	150.00	149.99	157.08	149.99	100.00
C33	150.00	149.99	157.08	149.99	100.00
C34	150.00	149.99	157.08	149.99	100.00
C35	150.00	149.99	157.08	149.99	100.00
C36	150.00	149.99	157.08	149.99	100.00
C37	150.00	149.99	157.08	149.99	100.00
C38	150.00	149.99	157.08	149.99	100.00
C39	150.00	149.99	157.08	149.99	100.00
C40	150.00	149.99	157.08	149.99	100.00
C41	150.00	149.99	157.08	149.99	100.00
C42	150.00	149.99	157.08	149.99	100.00
C43	150.00	149.99	157.08	149.99	100.00
C44	150.00	149.99	157.08	149.99	100.00
C45	150.00	149.99	157.08	149.99	100.00
C46	150.00	149.99	157.08	149.99	100.00
C47	150.00	149.99	157.08	149.99	100.00
C48	150.00	149.99	157.08	149.99	100.00
C49	150.00	149.99	157.08	149.99	100.00
C50	150.00	149.99	157.08	149.99	100.00

PROJECT ENGINEER:
GOMEZ-GARCIA AND ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9008 • (210) 832-9515 FAX

Developer:
ASHLEY HEIGHTS DEVELOPMENT
19105 CHUSKA WAY, SAN ANTONIO, TEXAS 78258
(210) 771-5829 • (210) 898-1119 FAX

Northstar Land Surveying, Inc.
9633 46th St # 207
San Antonio, Texas 78217
(210) 826-6228

FILE: km 01, 2007, 9:10am User: jf...
DATE: 05/20/2011 12:30:06 PM

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 21 June 27, 2007

CROSSWELL

COMMERCIAL PRUE

SUBDIVISION NAME

MAJOR PLAT

070366

PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 F-4

OWNER: ACTG – San Antonio, LP, by Stanley S. Beard Jr.

ENGINEER: M.W. Cude Engineers, LLC, by Rolando Ramirez

CASE MANAGER: Luz Gonzales, Planner II (207-7898)

Date filed with Planning Commission: June 12, 2007

Location: At the northwest corner of Fredericksburg Road and Prue Road.

Services Available: SAWS Water and Sewer

Zoning: C-3R Commerical District, Restrictive Alcoholic Sales

Proposed Use: Retail Commercial

Major Thoroughfare: Fredericksburg Road is a primary arterial, Type A, minimum R.O.W. 120 feet. Prue Road is a secondary arterial, Type B, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat 2.883 acres consisting of 1 non-single family lot.

STAFF RECOMMENDATION:

Approved

CUDE
ENGINEERS SURVEYORS PLANNERS
CONTACT: ROLANDO RAMIREZ, P.E., P.L.L.C.
WWW.CUDE.COM

SUBDIVISION PLAT
ESTABLISHING

CROSSWELL COMMERCIAL PRI

A 2.883 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 14862 AS DESCRIBED IN DEED RECORDED IN VOLUME 125 OF THE PUBLIC RECORDS OF DEEDS OF BEAR COUNTY, TEXAS, PROPERTY OF BEAR COUNTY, TEXAS, UNIT 1, TRACT 1, C&R SURVEY NO. 400, ABSTRACT NO. 99, COUNTY BLOCK 476 BEAR COUNTY, TEXAS.

THIS PLAT OF SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DATE: _____ DAY OF _____ A.D. _____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS, **HARBES**
COUNTY OF **HARBES**
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN RESPECT OF THROUGH A DEDICATED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXPERT AREAS OF THE CITY OF SAN ANTONIO, TEXAS, THE PUBLIC EXPERT AREAS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

CONTRACT PERSON: STAN BEARD
OWNER: _____
AGENT: _____
ADDRESS: _____
CITY: _____
STATE: _____
COUNTY: _____

STATE OF TEXAS, **HARBES**
COUNTY OF **HARBES**
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **TODD M. GREENLAND** KNOWN TO ME TO BE THE PERSON TO WHOM THE SUBDIVISION IS BEING OFFERED, AND ADDRESSES TO ME THE FOLLOWING DECLARATION OF CONSENTS, COVENANTS, CONDITIONS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND HE HAS GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ DAY OF **JUNE** A.D. **2001**.

Elizabeth Blaney
Notary Public
My Commission Expires July 26, 2009

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, AND FINANCIAL LAYOUTS TO BE MADE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION.

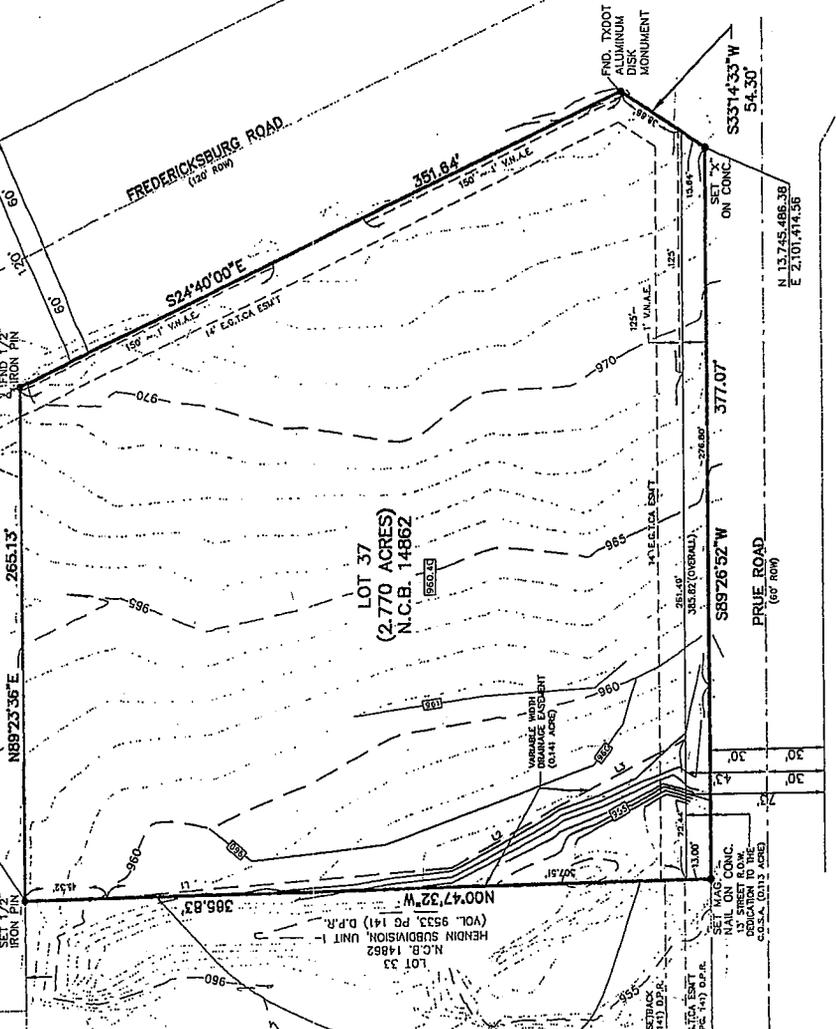
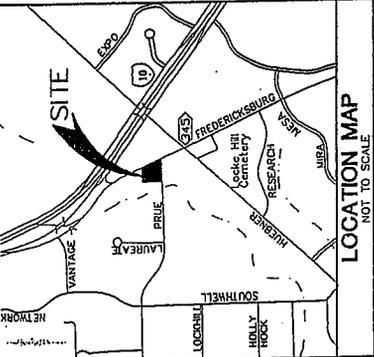
Rolando Ramirez, P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS PLAT IS BEING SUBMITTED TO THE ANNUAL MEETING OF THE BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS TO AN ACTUAL SURVEY MADE ON THE GROUND BY **ROLANDO RAMIREZ, P.L.L.C.**

Stephanie James, P.L.L.C.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK OF SAID COUNTY, DO I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ HOURS OF THE DAY AND PLAY RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICE SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEAR COUNTY, TEXAS

- TABLE NOTE:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ADJACENT ADJUSTORS FOR FUTURE USE.
 - OWNER SHALL BE RESPONSIBLE FOR PROVIDING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEMS TO STATE HIGHWAY.
 - ADJACENT ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION.
 - CONTRIBUTION TOTAL OF ONE ACCESS POINT, BASED ON THE ORIGINAL PLATTED HIGHWAY FRONTAGE OF 33.8 FT. SHALL BE PROVIDED BY THE DEVELOPER.
 - IF SURVEYORS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SEPARATE PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION.
 - IF ANY ADVERSE IMPACTS TO STATE HIGHWAY SHALL BE AS DIRECTED BY THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION.



LINE TABLE

LINE	LENGTH	BEARING
L1	183.17	N03°51'17"W
L2	63.38	N02°51'17"W
L3	79.33	N02°12'35"W



OWNER / DEVELOPER
ACTG - SAN ANTONIO, LP
2121 SAGE, SUITE 290
HOUSTON, TEXAS 77056
TEL: (713) 266-9200
FAX: (713) 266-9278
CONTACT: STAN BEARD

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- LEGEND**
- OPS - CITY PUBLIC SERVICE
 - ENV - ENVIRONMENTAL REGULATORY UNIT
 - ELECT - ELECTRIC, GAS, TELEPHONE
 - CO - CABLE TELEVISION
 - EASMT - EASEMENT
 - LI - LOT LINE
 - NEW - NEW CITY BLOCK
 - N.C.B. - NATIONAL COGNITIVE SURVEY
 - RES - RESIDENTIAL
 - R.O.W. - RIGHT-OF-WAY
 - V.H.A.E. - VEHICULAR HIGH-ACCESS EASEMENT
 - SECT - SECTION
 - FIN - FINISHED FLOOR ELEVATION
 - PRO - PROPOSED CENTERLINE
 - ST - STREET CENTERLINE

DEVELOPER'S NOTE: THIS PLAT IS BEING SUBMITTED TO THE ANNUAL MEETING OF THE BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS TO AN ACTUAL SURVEY MADE ON THE GROUND BY ROLANDO RAMIREZ, P.L.L.C.

REMARKS: THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD. THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD. THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD.

WATERWATER ELEVATION: THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD. THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD.

STREETS: THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD. THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD.

ADJACENT ACCESS POINTS: THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD. THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD.

ADVERSE IMPACTS: THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD. THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD.

ADVERSE IMPACTS: THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD. THE CITY OF SAN ANTONIO, TEXAS, PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORD.

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 22 June 27, 2007

SAN JOAQUIN

PLAT DEFERRAL

050532

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 615 B-6

OWNER: Filomena L. Gonzalez

ENGINEER: Dye Enterprises, by D. Scott Dye

CASE MANAGER: Donna L. Schueling, Planner II

Location: West of S. San Joaquin Street, north of Wallace

Zoning: R-4 Single Family Residential District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat .2376 acres consisting of 1 single family lot.

APPLICANTS REQUEST:

The applicant is requesting temporary utility service prior to plat approval & recordation. The applicant states that construction was already underway when he was informed that he lacked the proper permits for the project. He states that in order to avoid increases in loan interest rates and/or loss of monthly interest payments, he would like to restart the construction as soon as possible.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.
4. The proposed plat is not subject to or contingent upon a change in zoning classification, therefore, a certificate of occupancy shall be issued only for those uses authorized by the zoning on the property as provided in Table 31102 of the UDC.



SCALE: 1" = 50'
1" CONTOUR INTERVAL

LEGEND

--- 0.00 --- EXISTING CONTOUR
 O FOUND 1/2" STEEL REBAR
 B 70% LOT 21, 22, 23, 24, 25
 S 70% LOT 21, 22, 23, 24, 25

UTILITY = GAS, BULK, TELE, & CABLE EXHIBIT
 D.E. = DRAINAGE EXHIBIT
 U.E. = UTILITY EXHIBIT
 S.E. = SANITARY EXHIBIT
 W.E. = WATER EXHIBIT
 V.E. = VEHICULAR TRAIL ACCESS EXHIBIT
 P.E. = PUBLIC RECORDS OF REAL PROPERTY
 D.E. = DEED RECORDS
 S.E. = SURVEY EXHIBIT
 M.E. = MAPPING EXHIBIT

8875/144 - VOLUME 8875 PAGE 1244

OWNER/DEVELOPER:
 FLAMENIA L. GONZALEZ
 542 S. SAN JOAQUIN
 SAN ANTONIO, TEXAS 78227

GENERAL NOTES:

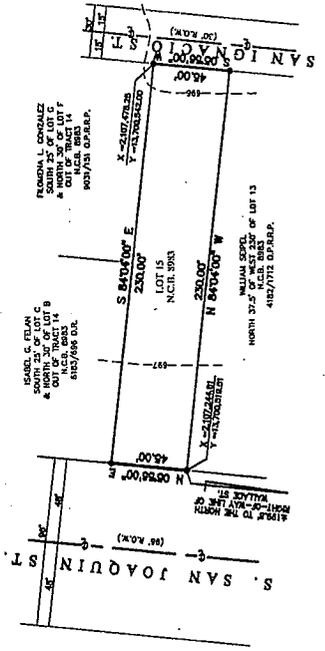
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJUSTED GRADE.
 SUBSEQUENT NOTES.

THE SEAWARD SHORELINE HEREON ARE BASED UPON VOL. 8864, P. 187, PLAT RECORDS.
 UNDESIGNED ELEVATIONS.

THE NUMBER OF WASTEWATER CONNECTIONS INCLUDING LAINE (SINK) PIPES FOR THIS SUBDIVISION PLAT ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CELESTIAL NOISE AREA LINE.

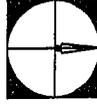
ALL ADDRESS INDICATIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH TDC 36-3004.005.



**SUBDIVISION PLAT ESTABLISHING
 SAN JOAQUIN SUBDIVISION**

BEING 0.2376 ACRES CALLED THE SOUTH 7.5 FEET OF LOTS B AND F AND ALL OF LOTS A AND E OUT OF TRACT 14, NEW CITY BLOCK 8883, E.T. FLAKE ADDITION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 8807, PAGE 1535, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PREPARED BY:
DYE ENTERPRISES
 4047 STAHL ROAD, SUITE #3
 SAN ANTONIO, TEXAS 78217
 TEL. (210) 599-4123
 FAX (210) 599-4191



STATE OF TEXAS
 COUNTY OF BEXAR

THIS PLAT HAS BEEN PREPARED BY THE PREPARED BY, DYE ENTERPRISES, A PRIVATE CORPORATION, AND I, THE UNDERSIGNED, AS A PROFESSIONAL LAND SURVEYOR, HAVE REVIEWED THE SAME AND CERTIFY THAT IT CONFORMS TO THE REQUIREMENTS OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND THE CAPACITY THEREIN SET FORTH.

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MAPPING STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY THE UNDERSIGNED.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8215

OWNER
 OWNER'S DAILY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH.

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. AT _____ M. AND DAILY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE BOOK AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOLUME _____, PAGE _____, IN _____ M. DAY OF _____ A.D. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

 DEPUTY

THIS PLAT OF SAN JOAQUIN SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO FOR REVIEW AND APPROVAL. THE CITY OF SAN ANTONIO HAS REVIEWED THIS PLAT AND HAS APPROVED IT IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

NAME OF APPROVING PLAT APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR _____
 DATED THIS _____ DAY OF _____ A.D. 2007.

STATE OF TEXAS
 COUNTY OF BEXAR

BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES

COUNTY CLERK, BEXAR COUNTY, TEXAS

P.O. Box 830573 San Antonio, Texas 78283
(210) 748-3950

June 8, 2007

City of San Antonio
Planning Department
114 W. Commerce Street, 4th Floor
San Antonio, Texas 78205

Re: Plat and Plat Deferral Application

To Whom It May Concern:
Enclosed please find a completed plat application form, a completed Affidavit of Facts and Waiver of Rights, a completed Plat Deferral Certification, an Agent Authorization Letter, two (2) full size prints of the Plat, one (1) 8-1/2" x 11" reduction of the Plat on bond paper, and four (4) full size prints of the Plat (Plat Review), and required fees.

Please be advised that I have retained an engineering firm, Dye Enterprises, to plat the property as required. The plat is a simple, one lot Minor Plat. With the need to replat I now have significant scheduling problems. Construction on this project was started and then shut down when I discovered that I lacked specific permits required; therefore, please accept this request for a Plat Deferral. To avoid increases in loan interest rates and/or loss of monthly interest payments, I must resume construction as soon as possible. In light of these issues, please schedule me for the next available Planning Commission meeting.

Thank you for your assistance in this matter. Should you have any questions or need any additional information, please contact me at (210) 324-1447.

Sincerely,


Roland Salazar
Owner

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 23 June 27, 2007

**TERRA MONT PUD
SUBDIVISION NAME**

MAJOR PLAT

**070061
PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 479 C-8

OWNER: Southerland Communities RR Ranch, LTD., by Chris Mc Monagle

ENGINEER: KD Engineering, Inc., by William Fey.

CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: June 12, 2007

Location: On the southwest side of Babcock; southeast of Vista Verde

Services Available: SAWS Water and On-Site Sewer Facility

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

PUD # 07-004, Terra Mont pending approval

Proposed Use: Single Family Residential

Major Thoroughfare: Babcock is a secondary arterial, Type A, minimum R.O.W.
86 feet.

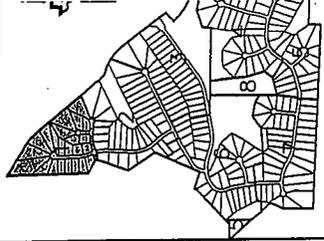
APPLICANT'S PROPOSAL:

To plat **290.832** acres consisting of **226** single family lots and **16,000** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 07006



MAP INDEX
MAP-TO-SCALE

SHEET 1 OF 8

**SUBDIVISION PLAT ESTABLISHING
TERRA MONT SUBDIVISION PUD**

BEING A 230.032 ACRES OUT OF A 283.9 ACRES TRACT OF LAND AS RECORDED IN VOLUME 12289, PAGE 798 OF THE OFFICIAL PUBLIC RECORD IN THE COUNTY OF BEAR COUNTY, TEXAS, AND A 4.932 ACRES TRACT OF LAND AS RECORDED IN VOLUME 11415 PAGE 1572 BEED RECORDS, BEAR COUNTY, TEXAS.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PREVIOUSLY ATTORNEY AT LAW, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON _____ DAY OF _____ A.D. 2007, AND THAT THE SAME IS IN ACCORDANCE WITH THE STATUTE, RULES AND REGULATIONS GOVERNING THE SAME, AND THAT IT HAS BEEN APPROVED BY SAID COMMISSIONER COURT.

ON THIS THE _____ DAY OF _____, 2007.

ATTESTED _____
COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF TERRA MONT SUBDIVISION PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER COURT OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSIONER COURT ON _____ DAY OF _____ A.D. 2007.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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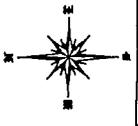
STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK OF BEAR COUNTY, TEXAS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON _____ DAY OF _____ A.D. 2007, AND THAT THE SAME IS IN ACCORDANCE WITH THE STATUTE, RULES AND REGULATIONS GOVERNING THE SAME, AND THAT IT HAS BEEN APPROVED BY SAID COMMISSIONER COURT.

BY: _____ DEPUTY

Project No.: 006-005

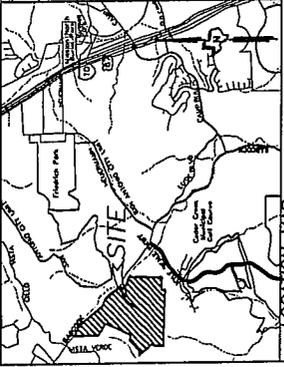
- C.P.A. NOTE
1. THE CITY OF SAN ANTONIO AS PART OF THE ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE, HAS PREPARED AND LOCATED THE LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND ELECTRIC AND GAS LINES AND FACILITIES. THE CITY OF SAN ANTONIO HAS THE RIGHT TO RELOCATE, REPAIR, MAINTAIN, OPERATE AND CONTROL ALL EXISTING AND PROPOSED UNDERGROUND ELECTRIC AND GAS LINES AND FACILITIES WITHIN SAID SUBDIVISION AND TO TAKE ANY NECESSARY ACTION TO PROTECT THE SAME. THE CITY OF SAN ANTONIO HAS THE RIGHT TO TAKE ANY NECESSARY ACTION TO PROTECT THE SAME.
 2. ANY CITY-OWNED OR CITY-OPERATED FACILITIES, INCLUDING BUT NOT LIMITED TO, UNDERGROUND ELECTRIC AND GAS LINES AND FACILITIES, SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED IN THE PLAT TO BE RESPONSIBLE FOR THE COST OF SUCH FACILITIES.
 3. THE PLAT DOES NOT AFFECT, RELEASE OR CONVEY ANY RIGHTS OR INTERESTS IN ANY UNDERGROUND ELECTRIC OR GAS LINES OR FACILITIES OR ANY OTHER FACILITIES FOR UTILITIES UNLESS THE CHANGES TO SUCH FACILITIES ARE INDICATED BY THE CHANGES TO THE PLAT.
 4. CONCRETE UTILITY APPROXIMATIONS ARE ALLOWED WITHIN FIVE (5) FEET OF THE ELECTRIC AND GAS FACILITIES WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FEET OF SUCH FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FEET OF THE ELECTRIC AND GAS FACILITIES WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FEET OF SUCH FACILITIES.

- LEGEND
- 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - D.E. DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - EASEMENT FOR CABLE TELEVISION EXCEEDED
 - 95° EXISTING CONTOUR
 - PROPOSED CONTOUR
 - MATCH LINE



GRAPHICAL SCALE 1"=100'

SECTION	ACRES	FRONT	DEPTH	AREA
1	1.0000	100.00	100.00	10000.00
2	1.0000	100.00	100.00	10000.00
3	1.0000	100.00	100.00	10000.00
4	1.0000	100.00	100.00	10000.00
5	1.0000	100.00	100.00	10000.00
6	1.0000	100.00	100.00	10000.00
7	1.0000	100.00	100.00	10000.00
8	1.0000	100.00	100.00	10000.00
9	1.0000	100.00	100.00	10000.00
10	1.0000	100.00	100.00	10000.00
11	1.0000	100.00	100.00	10000.00
12	1.0000	100.00	100.00	10000.00
13	1.0000	100.00	100.00	10000.00
14	1.0000	100.00	100.00	10000.00
15	1.0000	100.00	100.00	10000.00
16	1.0000	100.00	100.00	10000.00
17	1.0000	100.00	100.00	10000.00
18	1.0000	100.00	100.00	10000.00
19	1.0000	100.00	100.00	10000.00
20	1.0000	100.00	100.00	10000.00
21	1.0000	100.00	100.00	10000.00
22	1.0000	100.00	100.00	10000.00
23	1.0000	100.00	100.00	10000.00
24	1.0000	100.00	100.00	10000.00
25	1.0000	100.00	100.00	10000.00
26	1.0000	100.00	100.00	10000.00
27	1.0000	100.00	100.00	10000.00
28	1.0000	100.00	100.00	10000.00
29	1.0000	100.00	100.00	10000.00
30	1.0000	100.00	100.00	10000.00
31	1.0000	100.00	100.00	10000.00
32	1.0000	100.00	100.00	10000.00
33	1.0000	100.00	100.00	10000.00
34	1.0000	100.00	100.00	10000.00
35	1.0000	100.00	100.00	10000.00
36	1.0000	100.00	100.00	10000.00
37	1.0000	100.00	100.00	10000.00
38	1.0000	100.00	100.00	10000.00
39	1.0000	100.00	100.00	10000.00
40	1.0000	100.00	100.00	10000.00
41	1.0000	100.00	100.00	10000.00
42	1.0000	100.00	100.00	10000.00
43	1.0000	100.00	100.00	10000.00
44	1.0000	100.00	100.00	10000.00
45	1.0000	100.00	100.00	10000.00
46	1.0000	100.00	100.00	10000.00
47	1.0000	100.00	100.00	10000.00
48	1.0000	100.00	100.00	10000.00
49	1.0000	100.00	100.00	10000.00
50	1.0000	100.00	100.00	10000.00
51	1.0000	100.00	100.00	10000.00
52	1.0000	100.00	100.00	10000.00
53	1.0000	100.00	100.00	10000.00
54	1.0000	100.00	100.00	10000.00
55	1.0000	100.00	100.00	10000.00
56	1.0000	100.00	100.00	10000.00
57	1.0000	100.00	100.00	10000.00
58	1.0000	100.00	100.00	10000.00
59	1.0000	100.00	100.00	10000.00
60	1.0000	100.00	100.00	10000.00
61	1.0000	100.00	100.00	10000.00
62	1.0000	100.00	100.00	10000.00
63	1.0000	100.00	100.00	10000.00
64	1.0000	100.00	100.00	10000.00
65	1.0000	100.00	100.00	10000.00
66	1.0000	100.00	100.00	10000.00
67	1.0000	100.00	100.00	10000.00
68	1.0000	100.00	100.00	10000.00
69	1.0000	100.00	100.00	10000.00
70	1.0000	100.00	100.00	10000.00
71	1.0000	100.00	100.00	10000.00
72	1.0000	100.00	100.00	10000.00
73	1.0000	100.00	100.00	10000.00
74	1.0000	100.00	100.00	10000.00
75	1.0000	100.00	100.00	10000.00
76	1.0000	100.00	100.00	10000.00
77	1.0000	100.00	100.00	10000.00
78	1.0000	100.00	100.00	10000.00
79	1.0000	100.00	100.00	10000.00
80	1.0000	100.00	100.00	10000.00
81	1.0000	100.00	100.00	10000.00
82	1.0000	100.00	100.00	10000.00
83	1.0000	100.00	100.00	10000.00
84	1.0000	100.00	100.00	10000.00
85	1.0000	100.00	100.00	10000.00
86	1.0000	100.00	100.00	10000.00
87	1.0000	100.00	100.00	10000.00
88	1.0000	100.00	100.00	10000.00
89	1.0000	100.00	100.00	10000.00
90	1.0000	100.00	100.00	10000.00
91	1.0000	100.00	100.00	10000.00
92	1.0000	100.00	100.00	10000.00
93	1.0000	100.00	100.00	10000.00
94	1.0000	100.00	100.00	10000.00
95	1.0000	100.00	100.00	10000.00
96	1.0000	100.00	100.00	10000.00
97	1.0000	100.00	100.00	10000.00
98	1.0000	100.00	100.00	10000.00
99	1.0000	100.00	100.00	10000.00
100	1.0000	100.00	100.00	10000.00



BY: _____
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN _____ TO ME TO BE THE PERSONS WHOSE NAMES ARE SET FORTH IN THE INSTRUMENT, AND ACKNOWLEDGED TO ME THE INSTRUMENT SAME FOR THE PURPOSES AND CONDEMNATIONS THEREON EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE INSTRUMENT HAS BEEN RECORDED IN MY OFFICE ON _____ DAY OF _____, 2007, AND THAT THE SAME IS IN ACCORDANCE WITH THE STATUTE, RULES AND REGULATIONS GOVERNING THE SAME, AND THAT IT HAS BEEN APPROVED BY SAID COMMISSIONER COURT.

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE INSTRUMENT HAS BEEN RECORDED IN MY OFFICE ON _____ DAY OF _____, 2007, AND THAT THE SAME IS IN ACCORDANCE WITH THE STATUTE, RULES AND REGULATIONS GOVERNING THE SAME, AND THAT IT HAS BEEN APPROVED BY SAID COMMISSIONER COURT.

STATE OF TEXAS
COUNTY OF BEAR

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STATE OF TEXAS
COUNTY OF BEAR

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STATE OF TEXAS
COUNTY OF BEAR

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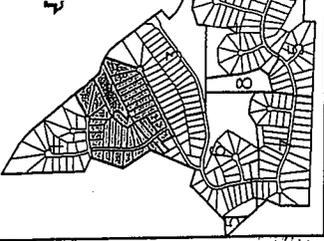
STATE OF TEXAS
COUNTY OF BEAR

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STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE INSTRUMENT HAS BEEN RECORDED IN MY OFFICE ON _____ DAY OF _____, 2007, AND THAT THE SAME IS IN ACCORDANCE WITH THE STATUTE, RULES AND REGULATIONS GOVERNING THE SAME, AND THAT IT HAS BEEN APPROVED BY SAID COMMISSIONER COURT.

PLAT NO. 070061



RECEIVED
PM 4:03

STATE OF TEXAS
COUNTY OF BEAR
I, CHARLES OWEN, President of the K.D. Engineering, L.L.C., do hereby certify that the above plat conforms to the original plat as filed with the County Clerk of Bear County, Texas, and that the same is a true and correct copy of the original plat as filed with the County Clerk of Bear County, Texas.

STATE OF TEXAS
COUNTY OF BEAR
I, CHARLES OWEN, President of the K.D. Engineering, L.L.C., do hereby certify that the above plat conforms to the original plat as filed with the County Clerk of Bear County, Texas, and that the same is a true and correct copy of the original plat as filed with the County Clerk of Bear County, Texas.

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COUNTY OF BEAR
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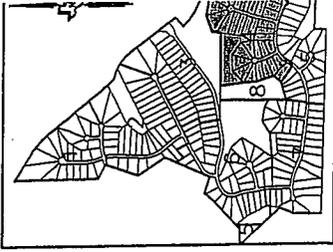
SHEET 2 OF 8
SUBDIVISION PLAT ESTABLISHING
TERRA MONT SUBDIVISION PUD

BEING A 290.832 ACRES OUT OF A 283.9 ACRE TRACT OF LAND AS RECORDED IN VOLUME 12289, PAGE 206 OF BEAR COUNTY RECORDS, BEAR COUNTY, TEXAS AND A 6.932 ACRES TRACT OF LAND AS RECORDED IN VOLUME 14415 PAGE 1572 BEAR COUNTY RECORDS, BEAR COUNTY, TEXAS.

- LEGEND**
- 1/2" IRON ROD SET
 - TWOOT MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - D.I.E. DRAINAGE EASEMENT
 - ELECTRIC GAS TELEPHONE EASEMENT
 - EXISTING CONTOUR
 - MAGNETIC LINE

K.D. ENGINEERING, L.L.C.
1709 GRANDSTAND DRIVE
SAN ANTONIO, TEXAS 78238
OFFICE 210-706-9133 FAX 210-298-3237

PLAT NO. 070061



- LEGEND**
- 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - UTILITY EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - MATCH LINE



0 100 200
GRAPHICAL SCALE 1"=100'

07 JUN 11 PM 4:03

SHEET 4 OF 8
SUBDIVISION PLAT ESTABLISHING PU
TERRA MONT SUBDIVISION PU

SENE A 69.848 ACRES, OUT OF A 493.3 ACRES TRACT OF LAND AS RECORDED IN VOLUME 12389 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND A 6.932 ACRES TRACT OF LAND AS RECORDED IN VOLUME 12389 PAGE 19 BEAR COUNTY, TEXAS. APPROVED BY SAID COMMISSIONERS COURT.

CITY OF SAN ANTONIO, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY CLERK OF BEAR COUNTY, TEXAS
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____ AT _____ M. AND ____ DAY OF _____ OF BEAR COUNTY, TEXAS. APPROVED BY SAID COMMISSIONERS COURT ON THE DAY OF _____ AT _____ M. AND ____ DAY OF _____ OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2007.

COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY CLERK OF BEAR COUNTY, TEXAS
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____ AT _____ M. AND ____ DAY OF _____ OF BEAR COUNTY, TEXAS. APPROVED BY SAID COMMISSIONERS COURT ON THE DAY OF _____ AT _____ M. AND ____ DAY OF _____ OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2007.

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity herein stated.

BY: _____ DAY OF _____ A.D. 2007.
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
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STATE OF TEXAS
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STATE OF TEXAS
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STATE OF TEXAS
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COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
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BY: _____ DAY OF _____ A.D. 2007.
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
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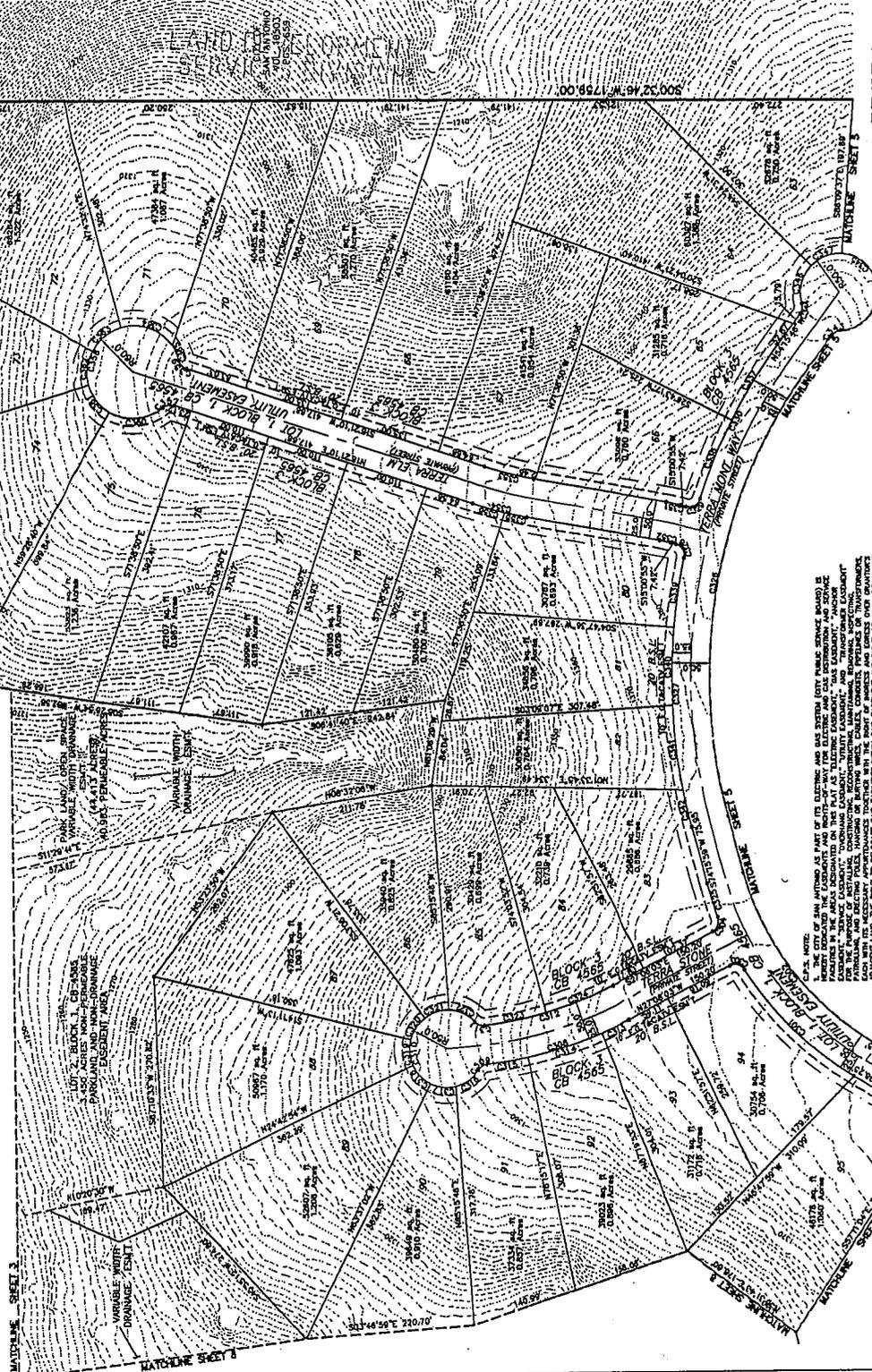
BY: _____ DAY OF _____ A.D. 2007.
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity herein stated.

BY: _____ DAY OF _____ A.D. 2007.
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
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BY: _____ DAY OF _____ A.D. 2007.
COUNTY CLERK, BEAR COUNTY, TEXAS

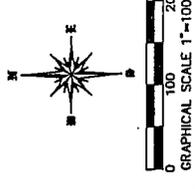
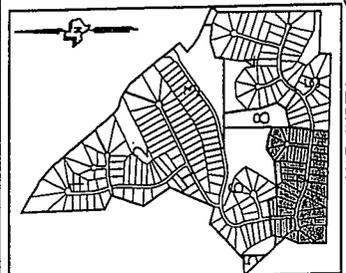


NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS PROVIDING THE ELECTRIC AND GAS SERVICE TO THE PLAT AREA. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ELECTRIC AND GAS SERVICE TO THE PLAT AREA. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ELECTRIC AND GAS SERVICE TO THE PLAT AREA.
2. ANY OF THE UTILITY LINES SHOWN ON THIS PLAT ARE LOCATED WITHIN THE PLAT AREA. THE UTILITY LINES ARE LOCATED WITHIN THE PLAT AREA.
3. THIS PLAT DOES NOT AFFECT ANY EXISTING ELECTRIC, GAS, WATER, OR SEWER LINES OR FACILITIES. THE UTILITY LINES ARE LOCATED WITHIN THE PLAT AREA.
4. CONCRETE UTILITY APPROACHES ARE ALLOWED WITHIN THE PLAT AREA. THE UTILITY LINES ARE LOCATED WITHIN THE PLAT AREA.

K.D. ENGINEERING, L.L.C.
1708 GRANDSTAND DRIVE
SAN ANTONIO, TEXAS 78238
OFFICE: 210-708-3123 FAX: 210-298-5237



PLAT NO. 070061
SHEET 7 OF 8
SUBDIVISION PLAT ESTABLISHING
TERRA MONT SUBDIVISION, PUD
 TERRA MONT SUBDIVISION, PUD, BEAR COUNTY, TEXAS, AS RECORDED IN VOLUME 12283, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND 11415 PAGE 374, DEED RECORDS, BEAR COUNTY, TEXAS.



CLASS NOTES:

- THE CITY OF SAN ANTONIO (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTED TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES AND TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES AND TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES.
- THE CITY OF SAN ANTONIO (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTED TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES AND TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES.
- THE CITY OF SAN ANTONIO (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTED TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES AND TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES.
- THE CITY OF SAN ANTONIO (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTED TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES AND TO RE-EVALUATE THE LOCATION OF ALL EXISTING AND PROPOSED WATER, GAS, ELECTRIC, AND TELEPHONE LINES.

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2007.

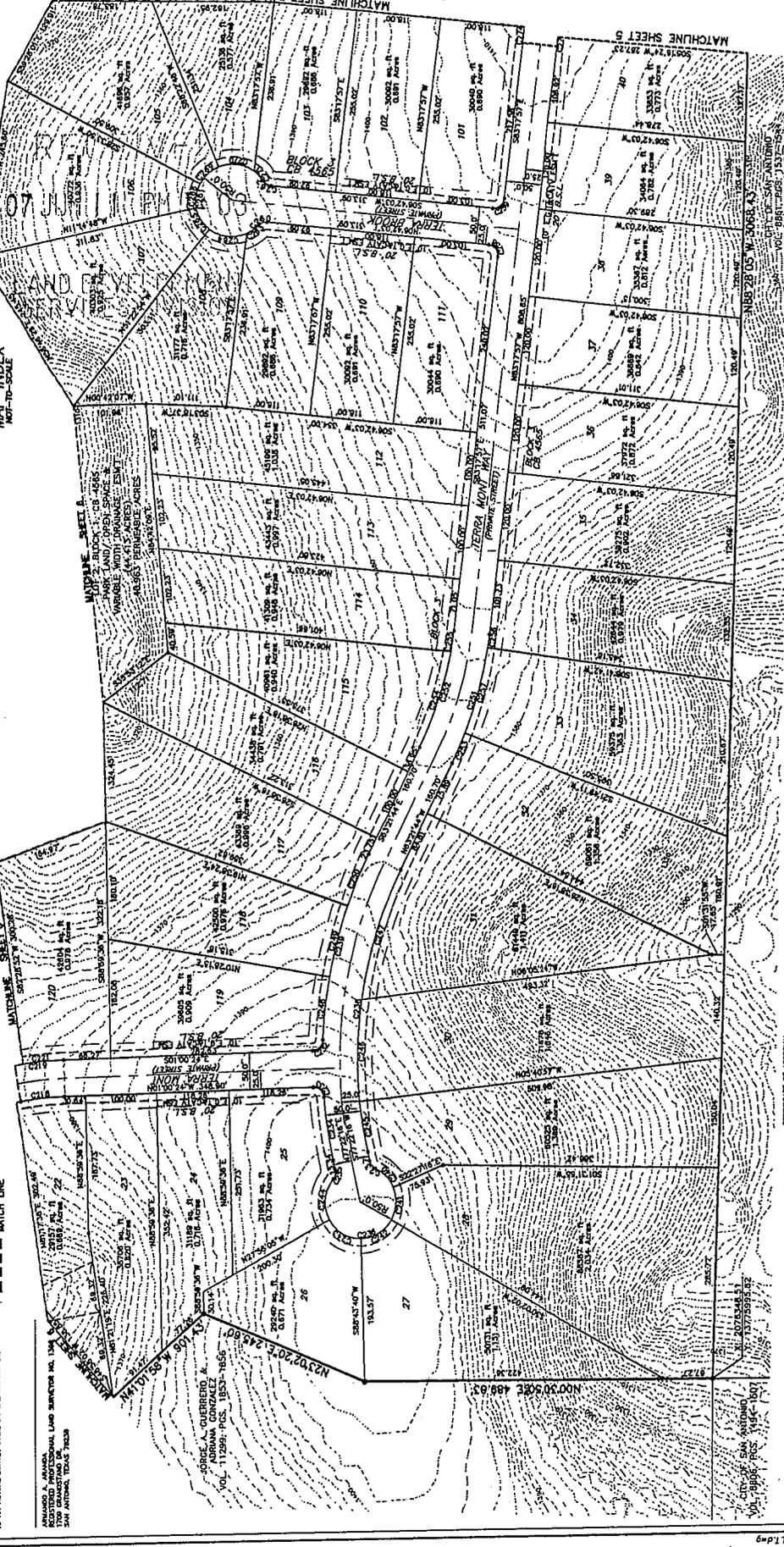
NOTARY PUBLIC,
 IN AND FOR THE STATE OF TEXAS
 BY COMMISSION EXPIRES _____

LEGEND

- 1/2" IRON ROD SET
- 3/4" IRON ROD FOUND
- 0 1/2" IRON ROD FOUND
- UTILITY EASEMENT
- ELECTRIC UTILITY EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- MATCH LINE

ARMANDO A. MANA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1284
 1709 GRANDSTAND DRIVE
 SAN ANTONIO, TEXAS 78238

JORGE A. GUERRERO
 ADRIANA GONZALEZ
 VOL. 11294, PAGES 1503-1665



STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF AND CONVEYANCE TO THE SAID CITY OF SAN ANTONIO, TEXAS, HAS BEEN APPROVED BY SAID COMMISSIONERS COURT, ON THIS THE _____ DAY OF _____, A.D. 2007.

BY: _____ SECRETARY
 COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY
 COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF AND CONVEYANCE TO THE SAID CITY OF SAN ANTONIO, TEXAS, HAS BEEN APPROVED BY SAID COMMISSIONERS COURT, ON THIS THE _____ DAY OF _____, A.D. 2007.

BY: _____ SECRETARY
 COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY
 COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

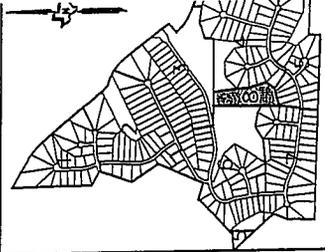
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BY: _____ SECRETARY
 COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY
 COUNTY CLERK, BEAR COUNTY, TEXAS

K.D. ENGINEERING, L.L.C.
 1709 GRANDSTAND DRIVE
 SAN ANTONIO, TEXAS 78238
 OFFICE: 210-708-9133, FAX: 210-798-5237

DATE: Jun 07, 2007, 4:14pm User ID: bry
FILE: K:\006\001\001\006001PL1.dwg



MAP INDEX

07 JUN 11 PM 4:03

SHEET 8 OF 8
SUBDIVISION PLAT ESTABLISHING
TERRA MONT SUBDIVISION PUD

BEING A 230.832 ACRES OUT OF A 283.9 ACRE TRACT OF LAND AS
RECORDED IN VOLUME 12289, PAGE 796 OF THE OFFICIAL PUBLIC
LAND RECORDS OF BEAR COUNTY, TEXAS, AS RECORDED IN VOLUME 11415 PAGE 1572 BEED RECORDS, BEAR
COUNTY, TEXAS.

LAND DEVELOPMENT
SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEAR
I, LIBERTY CERRY, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT CONTAINS TO THE HIGHEST KNOWLEDGE OF SAID CLERK, ALL THE NECESSARY RECORDS TO BE MADE ON THE GROUND BY
THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS ACCORDING TO AN ACT OF THE LEGISLATURE OF THE STATE OF TEXAS, PASSED AT THE 53RD REGULAR SESSION, 1913, AND AS AMENDED.

AMANDA A. HANNA
304 W. WASHINGTON ST.
DALLAS, TEXAS 75201

STATE OF TEXAS
COUNTY OF BEAR
I, LIBERTY CERRY, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT CONTAINS TO THE HIGHEST KNOWLEDGE OF SAID CLERK, ALL THE NECESSARY RECORDS TO BE MADE ON THE GROUND BY
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STATE OF TEXAS
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STATE OF TEXAS
COUNTY OF BEAR
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Table with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD. Lists curve data for various segments.

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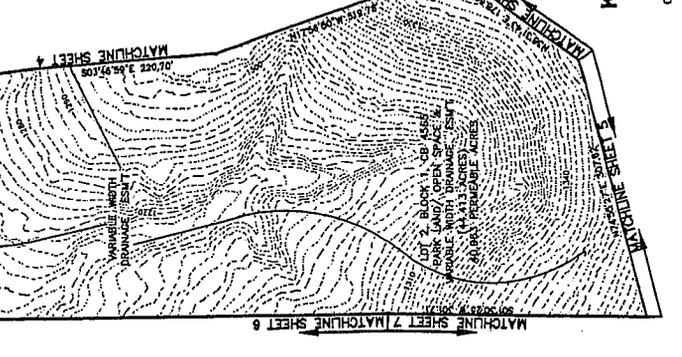


Table with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD. Lists curve data for various segments.

LEGAL NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASMENTS AND RIGHTS-IN-AND-TO THE UNDERGROUND AND OVERHEAD TRANSMISSION LINES, TOWER FOUNDATIONS, AND SUPPORT STRUCTURES FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, AND MAINTENANCE OF SUCH LINES AND STRUCTURES.
2. ANY OTHER EASMENTS OR RIGHTS-IN-AND-TO THE UNDERGROUND AND OVERHEAD TRANSMISSION LINES, TOWER FOUNDATIONS, AND SUPPORT STRUCTURES FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, AND MAINTENANCE OF SUCH LINES AND STRUCTURES SHALL BE PLACED WITHIN THE EASMENT AREA.
3. ANY OTHER EASMENTS OR RIGHTS-IN-AND-TO THE UNDERGROUND AND OVERHEAD TRANSMISSION LINES, TOWER FOUNDATIONS, AND SUPPORT STRUCTURES FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, AND MAINTENANCE OF SUCH LINES AND STRUCTURES SHALL BE PLACED WITHIN THE EASMENT AREA.
4. ANY OTHER EASMENTS OR RIGHTS-IN-AND-TO THE UNDERGROUND AND OVERHEAD TRANSMISSION LINES, TOWER FOUNDATIONS, AND SUPPORT STRUCTURES FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, AND MAINTENANCE OF SUCH LINES AND STRUCTURES SHALL BE PLACED WITHIN THE EASMENT AREA.
5. ANY OTHER EASMENTS OR RIGHTS-IN-AND-TO THE UNDERGROUND AND OVERHEAD TRANSMISSION LINES, TOWER FOUNDATIONS, AND SUPPORT STRUCTURES FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, AND MAINTENANCE OF SUCH LINES AND STRUCTURES SHALL BE PLACED WITHIN THE EASMENT AREA.

DATE: JUN 07, 2007, 4:15PM User: lrl@kds
Project No.: 006-001

K.D. ENGINEERING, L.L.C.
1709 GRANDSTAND DRIVE
SAN ANTONIO, TEXAS 78238
OFFICE: 210-708-9133 FAX: 210-298-9237

STATE OF TEXAS
COUNTY OF BEAR
LIBERTY CERRY, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2007.
ATTEST: _____
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
LIBERTY CERRY, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2007.
ATTEST: _____
COUNTY CLERK, BEAR COUNTY, TEXAS

**City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation**

Plan Amendment Application Case No.: 07018

ITEM # 24

Council District: 4

City Council Meeting Date: August 2, 2007

- Plan Amendment Map – Attachment 1
- Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **City South Community Plan**

The applicant requests to amend the Land Use Plan designation from **Agriculture to Agriculture and Light Industrial.**

Background Information:

Applicant: Mauro J. Padilla

Owner: HTG Real Property

Property Location: 18394 S State Highway 16

Acreage: 4.47

Current Land Use of site: Single Family

Adjacent Land Uses:

N: Single Family

E: Vacant

S: Single Family/Billiard Hall

W: Vacant

Issue:

LAND USE ANALYSIS:

Proposed Land Use/Development: Mixed Light Industrial/Mini-Storage

Comments on impact to current and future land uses adjacent to site:

The *City South Community Plan* designates Agriculture land use for the subject parcel. Agriculture land use provides primarily for the preservation of crop agriculture, ranching, and related agri-business practices. The proposed Agriculture and Light Industry land use includes a mix of crop agriculture and ranching, limited light industrial uses, and retail, office and service uses that directly service industrial and agricultural uses. No residential uses are permitted. Light industrial uses are only permitted adjacent to arterials, expressways or railway lines. Proper screening, buffering and off-street loading provisions will enhance compatibility with adjoining uses.

Existing adjacent land uses include commercial and single-family residential. The Future Land Use of the sites directly to the north, east and south are listed as Agriculture. To the west, across Highway 16, is outside the bounds of the planning area and so no future land use plan is in place; the applicant owns property on this western side of Highway 16 and is planning a townhouse development. Further to the south at the intersection of Highway 16 and Loop 1604 is Agriculture and Light Industrial Use. Nearby, the floodplain area is designated as Resource Protection/Open Space; these parcels are owned either by the City of San Antonio or San Antonio Water System. The size of the subject property both limits the viability of crop agriculture practices as well as places it in non-conformance with the FR district minimum lot size standard of 25 acres. A change to Agriculture and Light Industrial land use on the subject parcel would serve to "limit industrial uses and concentrate them with access to major arterials (Goals and Objectives, page 28)." In addition, any development will be required to meet the standards of the MI-1 district, including front setbacks and buffer requirements.

- Minimal Impact
- Impact can be mitigated
- Significant Impact - Incompatible Land Use

**City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation**

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: State Highway 16 is a Super Arterial Type B with a minimum ROW of 200'.

Other streets:

Comments:

TxDOT has acquired right-of-way for future expansion of State Highway 16 (not funded).

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: none

Comments:

SAWS owns the parcel adjacent to Elm Creek, which provides a buffer ranging from 450' to 780'.

Minimal Impact Impact can be mitigated Significant Impact to Community

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 27, 2007

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: June 8, 2007

No. Notices mailed 10 days prior to Public Hearing: 87

Registered Neighborhood Association(s) Notified: McCreless Meadows

Comments:

CITY SOUTH MANAGEMENT AUTHORITY BOARD SUPPLEMENTAL INFORMATION:

City South Management Authority Meeting Date: June 26, 2007

Approval Denial

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: FR Proposed zoning district: MI- 1

Zoning Commission Public Hearing Date: July 17, 2007

Approval Denial

Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

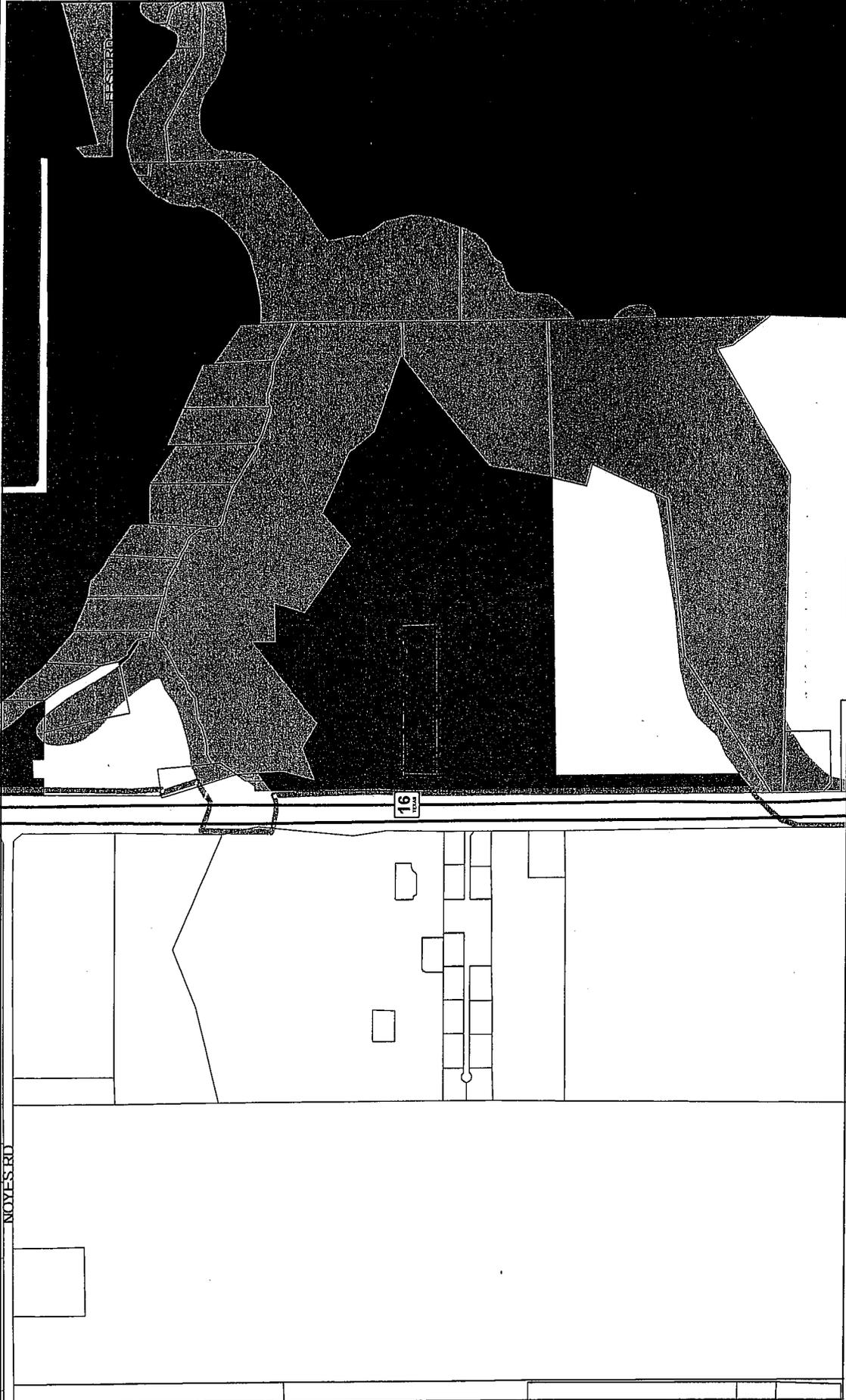
Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Christine Zuniga

Planner II

Phone No.: 207-7395



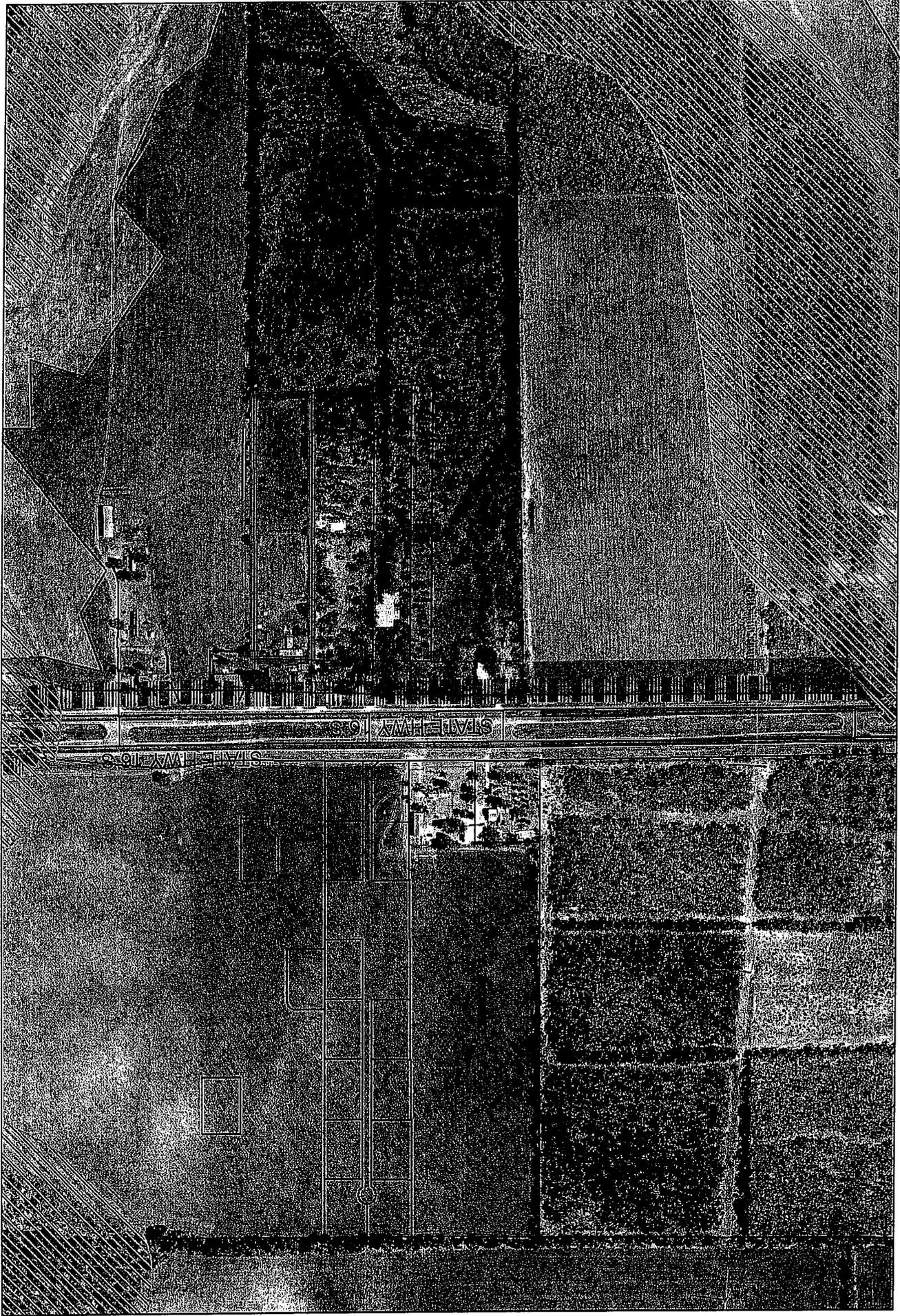
Agriculture and Light Industry Agriculture Resource Protection/ Open Space



City of San Antonio
 Planning and Community
 Development Department
 Enal R. Morcivais, FAICP, AIA, CNL
 Director, Planning Department
 Development Business
 City Center
 1801 S. Alamo
 San Antonio, TX 78205

City South Community Plan
 Adopted Plan Amendment 07018 Area

Data Source: City of San Antonio Enterprise GIS, Bearcat Metro 911, Bearcat Appraisal District
 City of San Antonio reserves the right to modify or update this map at any time without notice. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map.
 Map Created by: Doug Overton
 Map File Location: Amend_07018.mxd
 PDF Filename: 0705GJ08.pdf



Legend

- Agriculture and Light Industry
- Agriculture
- Resource Protection/Open Space

City South 07018 Aerial - Attachment 2



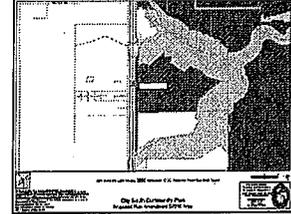
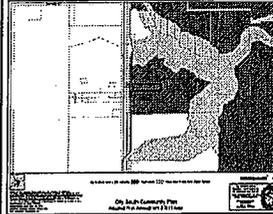
**Master Plan Amendment 07018
City South Community Plan**

Planning Commission
June 27, 2007
Agenda Item No. 24

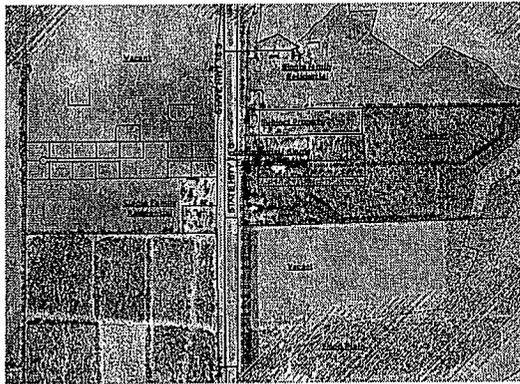
Amendment 07018

Plan as adopted:

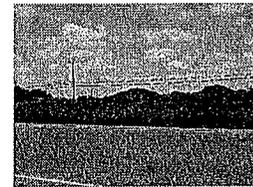
Proposed amendment:



Land Use



Subject Property



View to west



View to north



View to south

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE LAND USE TO AGRICULTURE AND LIGHT INDUSTRY LAND USE FOR AN AREA OF APPROXIMATELY 4.47-ACRES LOCATED AT 18394 S STATE HIGHWAY 16.

WHEREAS, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on June 27, 2007 and **APPROVED / DENIED** the amendment on June 27; and

WHEREAS, the San Antonio Planning Commission made a finding that _____
_____ ; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF JUNE 2007.

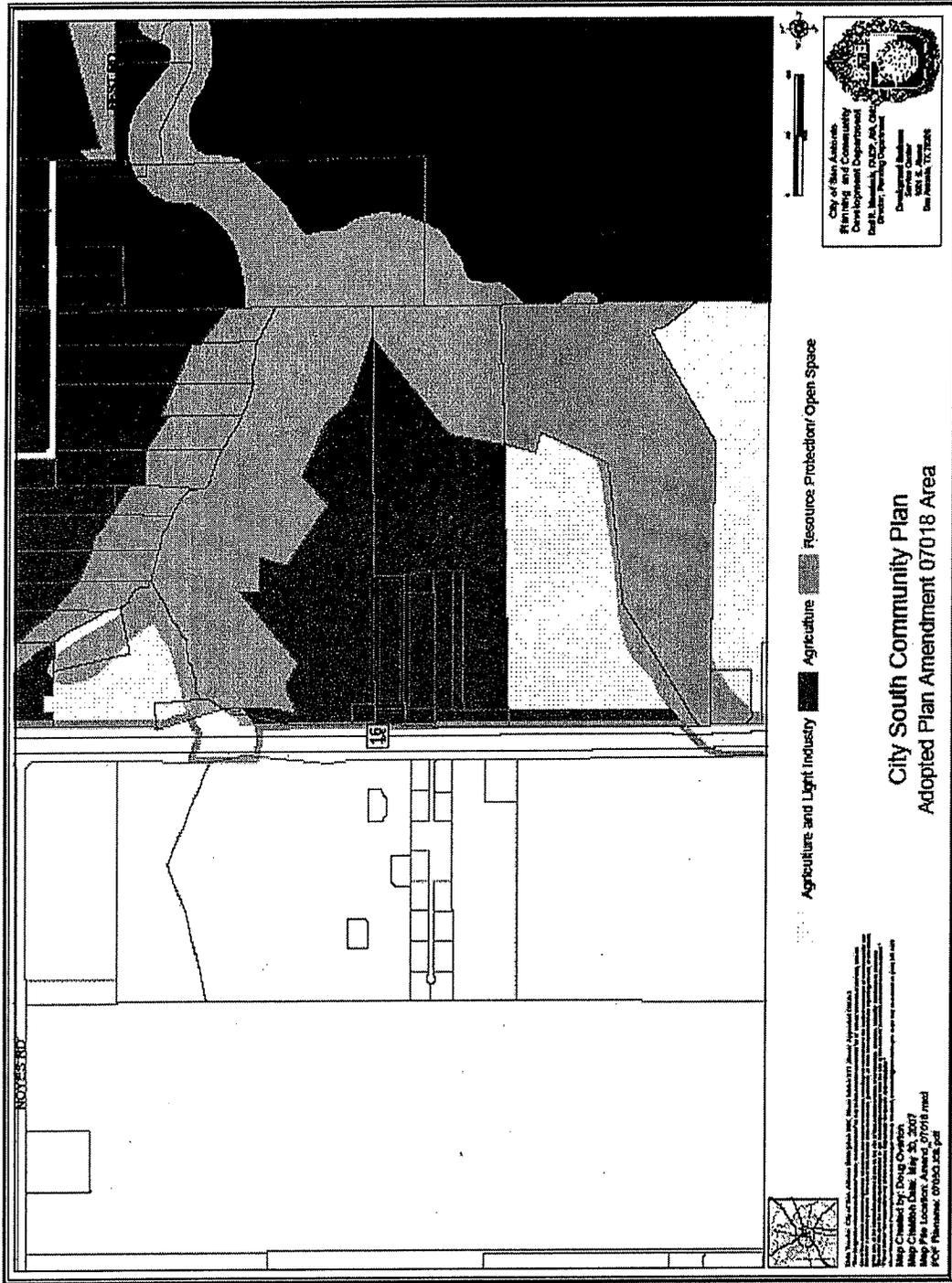
Approved:

Attest:

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

ATTACHMENT I
Land Use Plan as adopted:



CITY OF SAN ANTONIO**Department of Asset Management
Interdepartmental Correspondence Sheet**

TO: Planning Commission Individual Consideration
FROM: Shawn P. Eddy, Director of Asset Management Shawn P. Eddy
SUBJECT: S.P. No. 1303-Request to close, vacate and abandon an improved portion of Old Fredericksburg Road Public Right of Way adjacent to New City Blocks 14746 and 14855

DATE: Thursday, June 14, 2007

PETITIONER: Drury Southwest, Inc., et al
Attn: Eduardo Robinson
11331 Coker Loop East
San Antonio, Texas 78216

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 06/27/07.

BACKGROUND

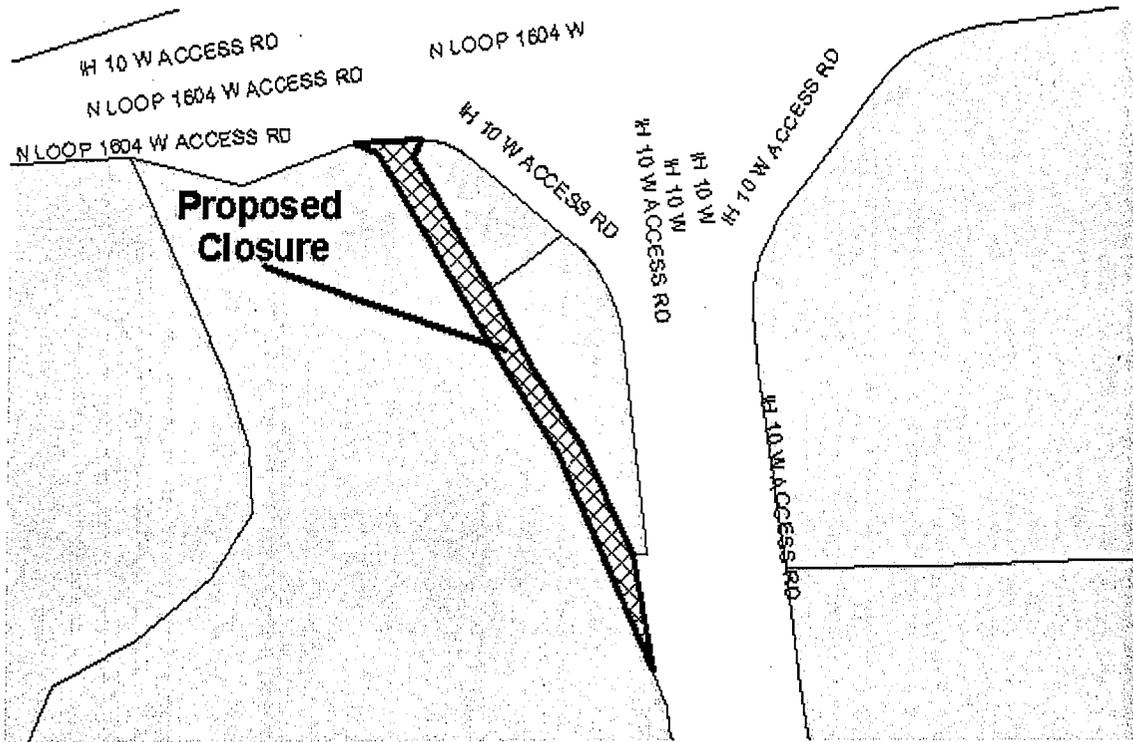
Petitioners are requesting to close, vacate and abandon an improved portion of Old Fredericksburg Road Public Right of Way located between the 1604 Loop frontage road and the IH-10 frontage road adjacent to New City Blocks 14746 and 14855 in District 8, as shown on attached Exhibit "A". Drury Southwest, Inc. intends to incorporate this Public Right of Way with its abutting property for parking purposes to serve the development of a proposed hotel. All abutting property owners have agreed to the proposed closure by executing a petition.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioners' request has been canvassed through interested City departments, utilities and applicable agencies. A Canvassing Checklist and an executed Letter of Agreement by which the petitioners agree with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

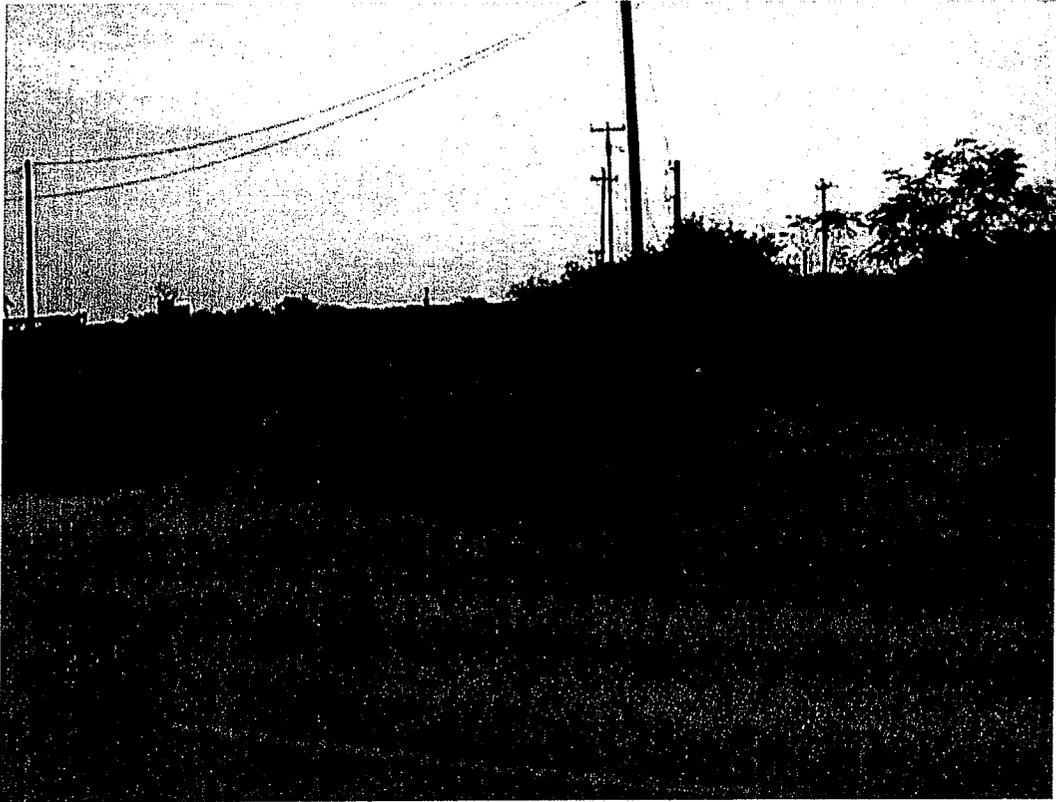


Map of Proposed Closure

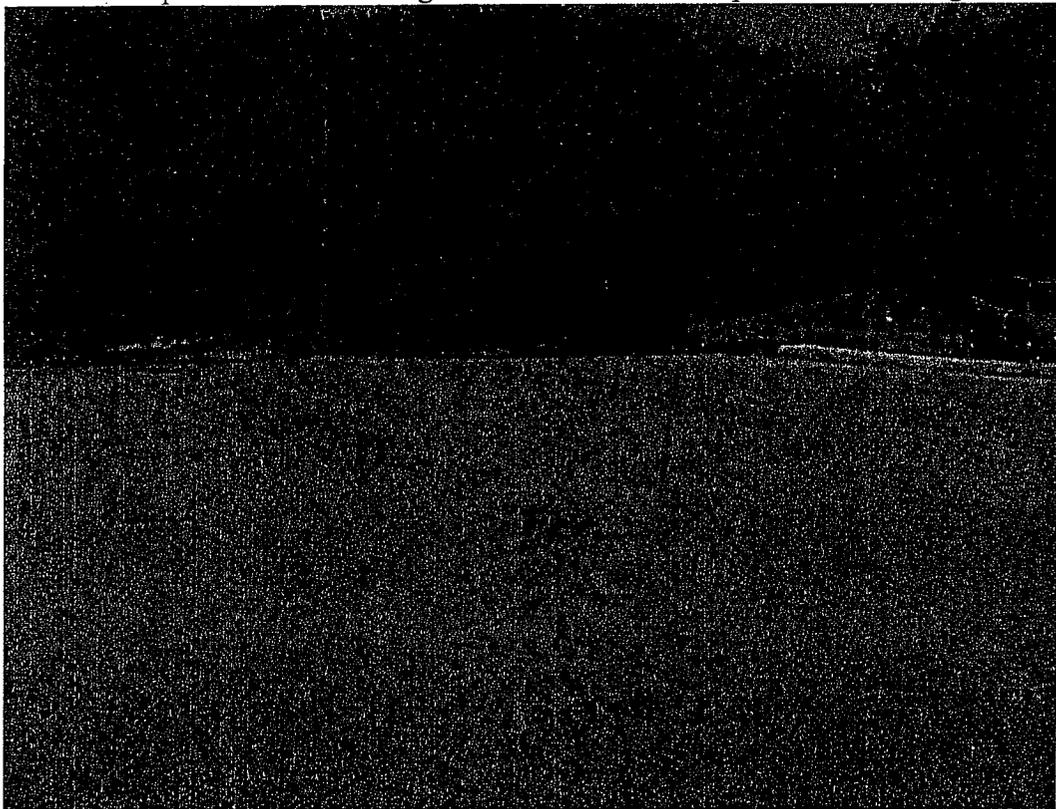


Aerial Photograph of Proposed Closure

Exhibit "A"



View of Proposed Closure Facing Southeast From N Loop 1604 W Frontage Road



View of Proposed Closure Facing Northwest From IH-10 W Frontage Road

Exhibit "A"

Canvassing Checklist

SPNo 1303

Request: Petitioners are requesting to close, vacate and abandon an improved portion of Old Fredericksburg Road Public Right of Way located between the 1604 Loop frontage road and the IH-10 frontage road adjacent to New City Blocks 14746 and 14855 in District 8, as shown in attached Exhibit "A". Drury Southwest, Inc. intends to incorporate said Public Right of Way with its abutting property for parking purposes with the development of a proposed hotel. All abutting property owners have agreed with the proposed closure by executing a petition.

	Included in Canvassing	Out Date	In Date	Uncond. Approval	Conditional Approval	Denial
Planning Department	<input checked="" type="checkbox"/>	10/11/2006	11/16/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PublicWorks	<input checked="" type="checkbox"/>	10/11/2006	11/14/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Services	<input checked="" type="checkbox"/>	10/11/2006	11/9/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Department	<input checked="" type="checkbox"/>	10/11/2006	11/16/2006	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input checked="" type="checkbox"/>	10/11/2006	10/16/2006	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Action (NAD)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Public Service	<input checked="" type="checkbox"/>	10/11/2006	11/14/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S.A. Water System (SAWS)	<input checked="" type="checkbox"/>	10/11/2006	10/12/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TXDOT	<input checked="" type="checkbox"/>	10/11/2006	1/30/2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S.A. River Authority (SARA)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIA Metropolitan	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Services	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Agency	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Association	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Canvassing Comments

There is no neighborhood association within the vicinity of this project.



CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966
TEL. 210-207-4032 FAX 210-207-7888

June 12, 2007

Drury Southwest, Inc., et al
Attn: Eduardo Robinson
11331 Coker Loop East
San Antonio, Texas 78216

Re: S. P. No. 1303-Request to close, vacate and abandon an improved portion of Old Fredericksburg Road Public Right of Way adjacent to New City Blocks 14746 and 14855

Drury Southwest, Inc., et al:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process subject to the following conditions:

DEVELOPMENT SERVICES DEPARTMENT: The site must be assembled with petitioners' property and platted in accordance with the Unified Development Code. Petitioners must obtain all proper permits.

PLANNING DEPARTMENT: The property is subject to the Hill Country Gateway Corridor Zoning Overlay. Petitioners must comply with all design standards.

PUBLIC WORKS DEPARTMENT: Culverts exist that directly runoff from two (2) natural drains under the section of the roadways being discussed. Proper easements shall be donated and improvements constructed to convey storm water across the subject property vacated.

SAN ANTONIO WATER SYSTEM: Petitioners must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioners.

CPS ENERGY: Approved, provided that the petitioners agree to reserve a perpetual easement for all existing and future electrical, communications, distribution, and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with CPS Energy and at the sole expense of the petitioners.

DEPARTMENT OF ASSET MANAGEMENT: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance and in accordance with current policies relevant to street/alley closures. Petitioners assert that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioners acknowledge that this property will be accepted in its "as is" condition. Petitioners agree to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioners agree to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility at the sole expense of the petitioners.

Notwithstanding any provisions to the contrary contained herein, with respect to all conditions listed above (including, without limitation, relative to access rights, the retention/dedication/donation of easement rights, and improvements to be constructed), all such conditions pertain only to the property within the boundaries of the current Old Fredericksburg Road right of way. When property adjacent to the affected right of way is replatted, the then current rules for easement dedication will apply as in any other case. Nothing in this agreement increases or decreases any platting or other easement dedication requirements.

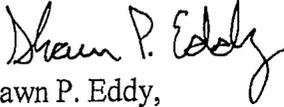
Petitioners agree to pay a total closure fee of \$278,823.00, which includes the assessed value of the Public Right of Way and additional fees of \$144.00 for the posting of two (2) signs notifying the public of the proposed street closure and \$48.00 for recording fees. The following is a breakdown due for each petitioner: Drury Southwest, Inc. \$64.00 (portion for posting signs and recording fees), Kercheville & Company \$92,580.00 and Valero Services, Inc. \$186,179.00. The closure fee will be due and payable to the City of San Antonio prior to City Council consideration. If for some reason the closure is not approved by City Council, the closure and recording fees will be refunded to the petitioners, less the fee for posting the notification signs. Completed and executed Discretionary Contracts Disclosure Statements are required from each petitioner. For your convenience, attached are Discretionary Contracts Disclosure Statements.

This Letter of Agreement is being offered by City of San Antonio only to the petitioners named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above mentioned conditions, including the payment of the assessed closure fee, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement, the Discretionary Contracts Disclosure Statements and the closure fee, we will continue processing your request.

Please feel free to contact Oscar Serrano at 207-7370, if you have any questions regarding this Letter of Agreement.

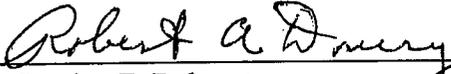
Sincerely,



Shawn P. Eddy,
Director of Asset Management

AGREED AS TO TERMS AND CONDITIONS:

Drury Southwest, Inc.



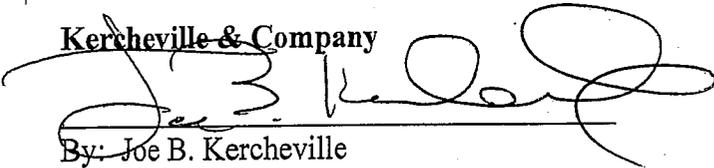
By: ~~Carolyn F. Bohmert~~ Robert A. Drury

Title: ~~SR. Vice-President~~ CEO

6-15-07

Date:

Kercheville & Company



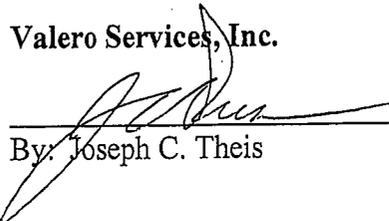
By: Joe B. Kercheville

Title: Chairman/President

June 15, 2007

Date:

Valero Services, Inc.



By: Joseph C. Theis

Title: Vice President

6-15-07

Date:

APPROVED
LEGAL



CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Planning Commission
THRU: Roderick Sanchez, Director of Development Services
FROM: Malcolm Matthews, Director, Parks and Recreation Department
COPIES TO: File
SUBJECT: Denman Estate Property Acquisition

DATE: June 19, 2007

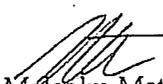
The Parks and Recreation Department is requesting approval to acquire approximately 13.72 acres of land with improvements located in District 8 from the Estate of Gilbert Denman, and to enter into an option contract to acquire the remaining 6.55 acres.

The property is located at 7735 Mockingbird Lane and is in an area of San Antonio that is deficient in public park land with the closest parks being Oak Hills Park, which is within one mile of the property, and Granados Park and Dellview Park, which are within two miles of the property.

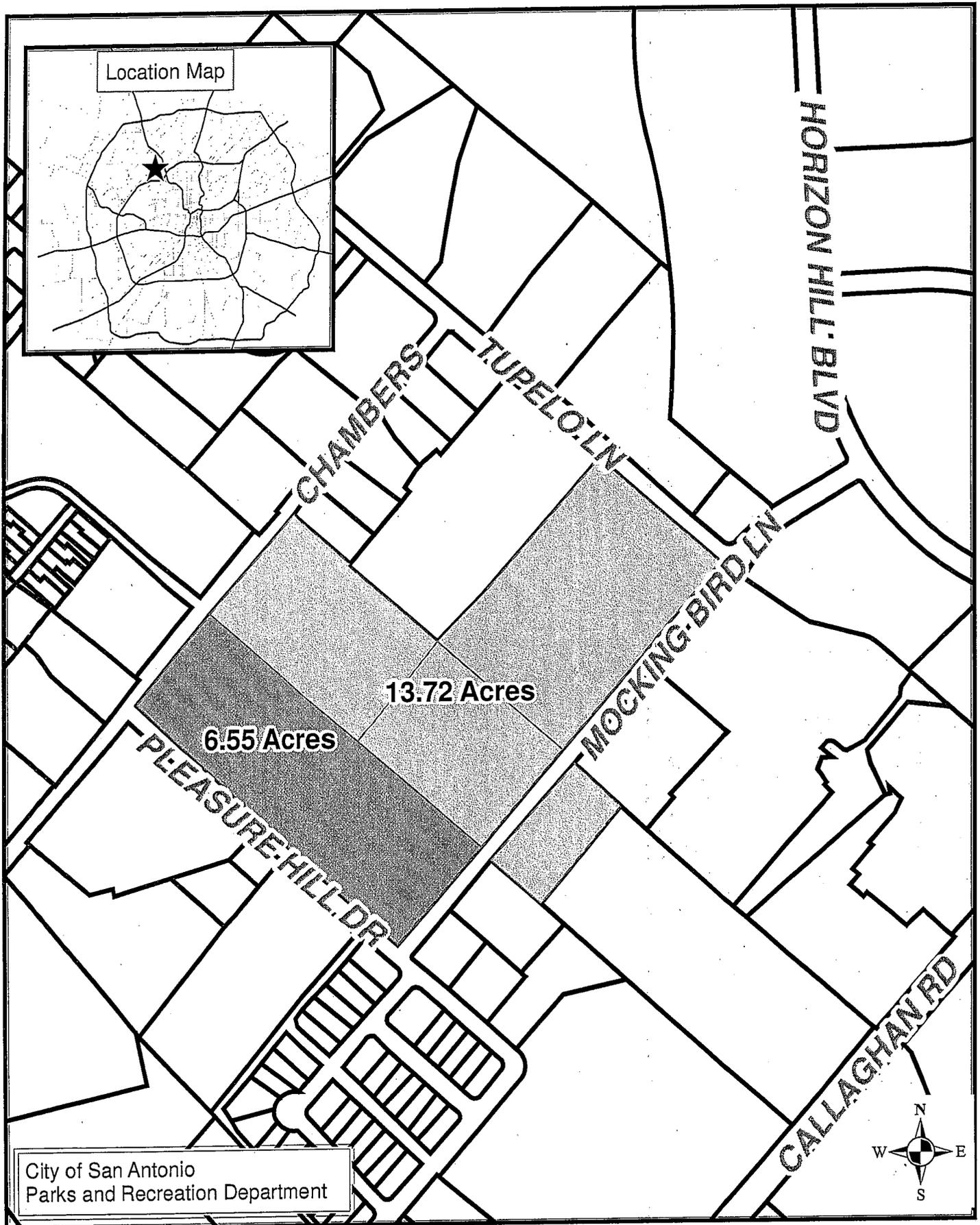
Discussions began with the District 8 Council Office, representatives for the Denman Estate, the City Manager's Office and the Parks and Recreation Department in 2006. There have been numerous meetings and site visits of all parties pertaining to this acquisition. The City Council authorized an option contract for the entire 20.27 acres on December 14, 2006. This property was also targeted in the 2007 Bond Program recently approved by voters.

This project is consistent with the priorities outlined for the Northwest Subarea of the Parks and Recreation System Strategic Plan, which recommends the acquisition of additional park acreage to meet service goals.

On June 21, 2007, the City Council authorized acquisition of the 13.72 acre tract for park land and to enter into an option contract on the remaining 6.55 acres to be held by the City, with all acquisitions subject to the approval of the Planning Commission. The Parks and Recreation Department recommends acquiring this property.


Malcolm Matthews, Director
Parks and Recreation Department

Site Map Denman Estate



Location Map

CHAMBERS

TUPELO LN

HORIZON HILL BLVD

MOCKING-BIRD LN

13.72 Acres

6.55 Acres

PLEASURE HILL DR

CALLAGHAN RD

City of San Antonio
Parks and Recreation Department



SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THE ADOPTION AND APPROVAL OF THE ACQUISITION OF PROPERTY BETWEEN THE TRUSTEES OF THE DENMAN ESTATE AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.

WHEREAS, there is an opportunity for an acquisition of property between the Estate of Gilbert Denman and the Parks and Recreation Department; and

WHEREAS, the acquisition includes 13.72 acres of land and to enter into an option contract to acquire an additional 6.55 acres of land for future use as a community park at 7735 Mockingbird Lane in City Council District 8; and

WHEREAS, this property was targeted in the 2007 Bond Program recently approved by the voters of San Antonio; and

WHEREAS, this project is consistent with the recommendations outlined for the Northwest Subarea in the Parks and Recreation System Plan which recommend the acquisition of additional park acreage to meet service goals, and

WHEREAS, this acquisition has been coordinated with and has the support of the District 8 Council Office, representatives for the Denman Estate, the City Manager's Office and the Parks and Recreation Department; **NOW THEREFORE**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

1. That this acquisition by the City of San Antonio Parks and Recreation Department is a worthwhile effort and is approved to move forward.

PASSED AND APPROVED THIS _____ DAY OF THE MONTH OF _____, 2007.

Chairperson

ATTEST:

Executive Secretary

